# WARRANTY DEED

EILEEN STRANGE NOTARY PUBLIC AT LARGE CANNON CO., TENN.

MY COMMISSION EXPIRES: NOVEMBER 06, 2005

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS ~~TRANSFER~~ IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ~~THIS~~ THE 15th day of June, 2004.

Eileen Strange
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Southern Title, LLC, 256 Seaboard Lane, Ste. B-105

Franklin, Tennessee 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David M. Windle | Same | |
| (NAME) | (NAME) | |
| 305 Turnberry Circle | c/o P. O. Box 291647 | 172-09-A-24 CO |
| (ADDRESS) | (ADDRESS) | |
| Brentwood, TN | Nashville, TN 37229 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20041017 |

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Nathan J. Wilson and wife, Kimberly W. Wilson**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **David M. Windle and wife, Jennifer P. Windle**, hereinafter called the GRANTEES, **their** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Land in Davidson County, Tennessee, being Lot No. 24 on the Final Plat of Danbury Crossing, Third Revision of Section One, a Planned Unit Development, as of record in Book 9700, Pages 536 and 537, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Nathan J. Wilson and wife, Kimberly W. Wilson by deed from The Jones Company Custom Homes of Tennessee, Inc. A Tennessee Corporation, of record in Book 10982, Page 392, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 305 Turnberry Circle, Brentwood, TN 37027

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Davidson County DEEDWARR
Recvd: 06/16/04 12:15 2pgs
Fees:13.00 Taxes:1202.50
20040616-0071206

Witness our hands this 15th day of June, 2004.

Nathan J. Wilson

Kimberly W. Wilson

STATE OF Tennessee

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Nathan J. Wilson and Kimberly W. Wilson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Nathan J. Wilson and Kimberly W. Wilson executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 15th day of June, 2004.

Commission expires:

Notary Public

BETTY HODGES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires Feb. 19, 2007