WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of June, 2007.

Notary Public

MY COMMISSION EXPIRES: 11/25/09
(AFFIX SEAL)

SONYA M. BRANHAM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly Ann Schafer	SAME	10000005000
(NAME)	(NAME)	
7447 Indian Creek Rd.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20071105

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, Gerald D. Wilson and Regina A. Wilson, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kimberly Ann Schafer and Holley Ann Cully, tenants in common with right of survivorship**, 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. :

SEE ATTACHED EXHIBIT A

unimproved ☒

This is improved ☐ property, known as 7441 Indian Creek Road, Nashville, TN 37210

(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.

Witness our hands this 12th day of June, 2007.

Davidson County DEEDWARR
Recvd: 06/14/07 10:54 2 pgs
Fees:13.00 Taxes:111.00
20070614-0071294

Gerald D. Wilson

Regina A. Wilson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 12th day of June, 2007 at Madison, Tennessee.

Commission expires: 11/25/09

SONYA M. BRANHAM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Rowena O'Brien Farm, Section 1, as of record in Book 4955, page 77, Register's Office for Davidson County, Tennessee, said property is further described according to a survey dated March 9, 1976, by Dewayne Caldwell, as follows:

BEGINNING at a metal fence post on the East side of the existing Indian Creek Road, same being 1503.95 feet South of Cobb's South property line; thence leaving said road, South 89° 31' East, 531.56 feet to a metal post; thence South 12° 43' East 311.31 feet to a 40 inch oak; thence South 3° 49' East 15.00 feet to a metal post; thence North 87° 16' West 508.71 feet to a metal post on the East side of said road; thence with the road along a curve with a radius of 240.53 feet for a distance of 124.51 feet to a point; thence North 31° 20' West 48.52 feet to a point; thence along a curve with a radius of 226.09 feet for a distance of 125.56 feet to a point; thence North 0° 29' East 20.00 feet to the point of beginning, containing 3.7 acres, more or less.

INCLUDED in the above described tract but EXCLUDED from this conveyance is part of a 50 foot right of way as set forth in Davidson County Project #8BX, dated December 7, 1944, for a proposed new road.

BEING all of the same property conveyed to Gerald D. Wilson and Regina A. Wilson, husband and wife by Warranty Deed from Steve K. Righter and Denise F. Righter, husband and wife, dated February 2, 2000 and filed of record in Book 20000203-0011363, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 5021, page 947, and Book 5364, page 888, Register's Office for said County, and all matters indicted on aforesaid plat.