RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

File No. 280301326

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/16/08 13:07 2 pgs
Fees:13.00 Taxes:1239.50
20080416-0038511

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Scott Wilson	BancorpSouth Bank	155160A40300CO
(NAME) 6501 Buttercup Drive	(NAME) P.O. Box 3356	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Tupelo, MS 38803	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Kathryn R. Wilson, unmarried, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Joseph Scott Wilson and wife, Laurel A. Wilson, hereinafter called the grantee(s), 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. 351 on the Plan of Traceside, Section 11, of record in Instrument No. 200009220094253, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kathryn R. Wilson, unmarried by deed from William Randall Matthews and wife, Stephanie P. Matthews of record in Instrument 200511170138732 on 11/14/2005 and filed for record on 11/17/2005, Register's Office for said County.

1) Subject to all matters as set forth per Plat Instrument No. 200009220094253, Register's Office of said County. 2) Subject to all matters as set forth per Plat Book 11700, Page 59-61, Register's Office of said County. 3) Charter of Homeowner's Association as shown of record in Book 9668, Page 894, Register's Office for said County. 4) HOA for common areas as shown of record in Instrument No. 200102210016218, Register's Office for said County. 5) By-Laws as shown of record in Deed Book 9668, Page 899, Register's Office for said County. 6) Restrictive Covenants of record in Deed Book 9435, Page 493, and Book 9677, Page 675, and Instrument No. 200201110004996, and Instrument No. 200201160006610 and Instrument No. 200101160004786, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 6501 Buttercup Drive, Nashville, TN 37221
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), THEIR heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 15th day of April, 2008.

Kathryn R. Wilson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Kathryn R. Wilson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 15th day of April, 2008.

Commission expires: 10/10/09

Notary Public

File Number: 280301326

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds