WARRANTY DEED

State of Tennessee)
County of Davidson)

09-09-022-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th day of October, 2009

Notary Public

My Commission Expires: 7-24-10 (AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20090073201 DEEDWARR
Recvd: 10/28/09 10:31 2 pgs
Fees:13.00 Taxes:814.00

20091028-0099427

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
CHRISTOPHER J. TREVETT AND JOANNE TREVETT FEIL	New Owner	171-2-A
(NAME) 1405 Hanson Drive	(NAME)	103.00
(ADDRESS) Franklin, TN 37067	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **TARA ELIZABETH BOOSEY WILSON, MARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CHRISTOPHER J. TREVETT, AND JOANNE TREVETT FEIL,** _____, 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:

A certain condominium apartment in Davidson County, Tennessee being **Unit No. 103, Phase 3B of the Brentwood Villa Condominiums, a Horizontal Property Regime**, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed & By-Laws, of recorded in Book 6923, Page 943, in Book 7035, Page 115, in Book 7101, Page 730, in Book 7143, Page 18, in Book 7266, Page 84, in Book 7423, Page 567, in Book 7423, Page 574, in Book 8074, Page 564, and in Instrument No. 20071022-0124551, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Brentwood Villa Condominiums, as shown on the plat of Phase 3B, Brentwood Villa Condominium apartments, recorded in Plat Book 6900, Page 4, as amended in Plat Book 6900, Page 329, to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to TARA ELIZABETH BOOSEY, by Deed from SYLVIA S. JONES, UNMARRIED, of record in Instrument No. 20020418-0047916, dated April 12, 2002, Register's Office for Davidson County, Tennessee. THE said TARA ELIZABETH BOOSEY having since married MATTHEW WILSON and is N/K/A TARA ELIZABETH BOOSEY WILSON.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brentwood Villa, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; ***and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.***

MATTHEW WILSON, spouse of the above named **TARA ELIZABETH BOOSEY WILSON**, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

THIS instrument is being executed in behalf of **MATTHEW WILSON** pursuant to a Power of Attorney executed by same on the 17th day of September, 2009, and being filed for record in Instrument No. 20091028-0099426, and being recorded simultaneously herewith.

BEING unimproved ☐
Improved ☒ property known as: **215 Glenstone Circle, Unit 103, Brentwood, TN, 37027.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 26th day of October, 2009

MATTHEW WILSON

TARA ELIZABETH BOOSEY WILSON

By: TARA WILSON, ATTORNEY-IN-FACT

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **TARA ELIZABETH BOOSEY WILSON,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 26th day of October, 2009.

My Commission Expires: 01/03/11

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF Tennessee)
COUNTY OF Davidson)

On this 26th day of October, 2009, before me personally appeared **TARA WILSON**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **MATTHEW WILSON**, and acknowledged that she executed the same as the free act and deed of the said MATTHEW WILSON.

Witness my hand and official seal at Brentwood, Tennessee, this 26th day of October, 2009.

My Commission Expires: 01/03/11

Notary Public

SCOTT C. WEISS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

FROM: TARA ELIZABETH BOOSEY WILSON JOINED IN BY HER HUSBAND MATTHEW WILSON & AS ATTORNEY-IN-FACT
TO: CHRISTOPHER J. TREVETT AND JOANNE TREVETT FEIL

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.
2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.
3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

TARA WILSON, AFFIANT

Sworn to and subscribed before me this 26th day of October, 2009.

My Commission Expires: 01/03/11

Notary Public

SCOTT C. WEISS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212