WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF FEBRUARY, 2010.

Notary Public

MY COMMISSION EXPIRES: 1/9/2012
(AFFIX SEAL)

LEE E. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

BILL GARRETT, Davidson County
Trans:T20100011146 DEEDWARR
Recvd: 02/25/10 10:00 2 pgs
Fees:13.00 Taxes:621.60
20100225-0014332

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian J. Lowe	Bank of America, N.A.	Map 124-14
(NAME) 8045 Esterbrook Drive	(NAME) PO Box 961291	Parcel 65
(ADDRESS) Nashville, TN 37221	(ADDRESS) Ft. Worth, TX 76161-0291	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **CHARLES H. WILSON, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN J. LOWE, AN UNMARRIED MAN AND WHITNEY S. GENTRY, AN UNMARRIED WOMAN,** 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. 81, on the Plan of Harpeth Park, Section II, of record in Book 3700, Page 58, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot fronts 89.18 feet on the southerly side of Esterbrook Drive and runs back 201.85 feet on the easterly line and 219.5 feet on the westerly line to a dead line in the rear on which it measures 94.41 feet.

Being the same property conveyed to Charles H. Wilson and wife, Mary F. Wilson, by deed from Harpeth Builders, Inc., of record in Book 4185, page 579, said Register's Office. Mary F. Wilson has since died, vesting title solely in Charles H. Wilson as the surviving tenant by the entirety.

Charles H. Wilson is one and the same person as Charlie Harrison Wilson and Charlie H. Wilson.

This conveyance is subject to (a) 2010 real property taxes; (b) all matters appearing on the plan of record in Book 3700, page 58, said Register's Office; and (c) restrictive covenants of record in Book 3844, page 701, Book 3990, page 68 and Book 4232, page 417, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 8045 Esterbrook Drive, Nashville, Tennessee 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 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, 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 hand this 19 day of February, 2010.

Charlie H. Wilson by
Barbara Wilson Seagraves

Charles H. Wilson By Barbara Wilson Seagraves,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19 day of February, 2010, before me personally appeared Barbara Wilson Seagraves, to me known to be the person who executed the foregoing instrument on behalf of Charles H. Wilson and acknowledged that she executed the same as the free act and deed of Charles H. Wilson.

Witness my hand and official seal at Nashville, Tennessee this 19 day of February, 2010.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4. 2013

Notary Public