WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $890,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2010.

Notary Public

MY COMMISSION EXPIRES: 10/21/13 (AFFIX SEAL)

LOIS J. WHEELER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Wilson	Fifth Third Mortgage Company	064030B09300CO
(NAME)	(NAME)	
1152 Safety Harbor Cove	5001 Kingsley Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Cincinnati, OH 45263	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20100564

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jami E. Wilson aka Jami E. Hall and Gary Hall***, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Robert E. Wilson, unmarried**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

*wife and husband

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 1152 Safety Harbor Cove, Old Hickory, TN 37138

(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, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, his/her 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 14th day of June, 2010.

BILL GARRETT, Davidson County
Trans:T20100045074 DEEDWARR
Recvd: 07/23/10 09:48 2 pgs
Fees:13.00 Taxes:3293.00
20100723-0057757

Jami E. Wilson aka Jami E. Hall

Gary Hall

STATE OF TENNESSEE
COUNTY OF Sumner

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

Witness my hand and official seal this 14th day of June, 2010.

Commission expires: 10/21/13

LOIS J. WHEELER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

EXHIBIT A

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 195, Phase 6, Section 1, on the Plan of Brandywine Pointe, as of record in Plat Book 7900, page 805, Register's Office for said County, to which plan reference is made for a more complete description.

BEING all of the same property conveyed to Jami E. Wilson by Warranty Deed from Mortgage Electronic Registration Systems, Inc., dated April 4, 2005 and filed of record in Instrument 20050627-0073470, Register's Office for Davidson County, Tennessee. The said Jami E. Wilson conveyed subject premises to Jami E. Wilson, unmarried and Gary Hall, unmarried, joint tenants with right of survivorship, by quitclaim Deed dated May 19, 2005 and filed of record in Instrument 20050627-0073472, Register's Office for said County.

The said Jami E. Wilson and Gary Hall are now married. Jami E. Wilson is now known as Jami E. Hall

RESTRICTIONS:
This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions of record in Book 8120, Page 170, amended in Book 8671, page 484, further amended in Book 9010, page 627, and Book 9485, page 885, said Register's Office, and to all matters set out on the aforesaid subdivision plat.