Record & Return to:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 307,500.00

X Helen B. Corn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd day of December, 2010

Notary Public:

MY COMMISSION EXPIRES: 9-9-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jason Wilder	SWBC Mortgage Corporation	Parcel ID:
5423 Anchorage Drive	5055 Maryland Way; #200	14615006500
Nashville, TN 37220	Brentwood, TN 37027	

FOR AND IN 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

Helen B. Corn, unmarried and Gilbert A. Corn, Jr., married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jason Wilder and wife, Amy Wilder

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:

BEING Lot No. 269, on the Plan of Haileywood Estates, of record in Plat Book 3106, Page 78, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Helen B. Corn and Gilbert A. Corn, Jr., as joint tenants with right of survivorship, by deed from Gwendolyn Ann Luallen, Executrix of The Last Will and Testament of Owen LaRue Luallen, with full power of sale, of record in Instrument 20051229-0156447, said Register's Office.

This conveyance is subject to Restrictions of record in Book 4115, Page 512, said Register's Office.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 3106, Page 78, said Register's Office; (3) Easement to Metro of record in Book 6226, Page 170, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5423 Anchorage Drive, Nashville, TN 37220

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 our hands this 3rd day of December, 2010.

Helen B. Corn
Helen B. Corn

Gilbert A. Corn, Jr.

BILL GARRETT, Davidson County
Trans:T20100078323 DEEDWARR
Recvd: 12/13/10 12:06 2 pgs
Fees:13.00 Taxes:1137.75
20101213-0099049

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 Helen B. Corn and Gilbert A. Corn, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of December, 2010.

My Commission Expires: 9/9/14

Notary Public

