WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110022599 DEEDWARR
Recvd: 04/18/11 10:04 2 pgs
Fees:13.00 Taxes:333.00
20110418-0029615

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $90,000.00

Affiant

Subscribed and Sworn to before me, this 15th day of April, 2011.

Notary Public

My commission expires: 1-1-13

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Michael Chad Wilson 1003 Matthews Avenue Nashville, TN 37216	Pinnacle National Bank 150 3rd Avenue South, Suite 900 Nashville, TN 37201	06111010900

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Mildred L. Mott, unmarried,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Michael Chad Wilson, unmarried**, 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 the westerly part of Lot No. 15 on the Plan of a re-subdivision of Lot Nos. 11 and 17, of I. C. McMahon's Maplewood Tract, of record in Book 547, page 144, said Register's Office.

Said part of said Lot is described according to a survey made by T. R. Sanford, on August 3, 1950, as follows: Beginning at the southeasterly corner of said Lot No. 15, in the northerly margin of Matthews Avenue; thence, with the northerly margin of Matthews Avenue, westerly 10 feet to a point; thence, northerly 160.3 feet to the northeast corner of said Lot No. 15; thence, southerly with the easterly boundary line of said Lot No. 15, 160 feet to the point of beginning; and forming a triangular tract of land fronting 10 feet on the northerly side of Matthews Avenue and extending back to a point at the northeast corner of said Lot No. 15.

Being the same property conveyed to Mildred L. Mott by deed dated 8/19/05 from Marguerite L. Dorris of record in Instrument No. 20050822-0099459, Register's Office for Davidson County, Tennessee.

Taxes for the year 2011 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 547, Page 144, said Register's Office.

This is (x) improved ( ) unimproved property known as 1003 Matthews Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee

simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 15th day of April, 2011.

Mildred L. Mott

Mildred L. Mott

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Mildred L. Mott** the within named bargainor, 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 15th day of April, 2011.

Notary Public

My Commission Expires: 1-7-13

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY