WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $890,000.00 Nicholas Greco Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JUNE, 2011. Notary Public MY COMMISSION EXPIRES: 7-5-11 (AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John B. Bearden	NEW OWNER	103-14-82
(NAME)	(NAME)	
216 Wilsonia		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, WE, **Mark H. Lincoln and wife, Susan F. Lincoln**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John B. Bearden**, 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. 19 and the easterly part of Lot No. 18, Block "E" on the Plan of Hillwood Estates, as of record in Book 1835, page 59, Register's Office for said County.

SAID Lot and part of Lot are described together as beginning at a point on the northerly margin of Wilsonia Avenue, at the common corner of Lots 19 and 20; thence with the line between said lots northwardly 201.1 feet to a point; thence westwardly 205.5 feet to a point in the northerly line of Lot 18, being the north point of a small part of said Lot 18 conveyed to Jack L. Minton by deed from J. L. Deering and wife, of record in Book 2200, page 487, said Register's Office; thence along Minton's easterly line, southwardly 103.5 feet to an iron pin, and continuing southwardly with Minton's line, 94 feet to an iron pin in the northerly margin of Wilsonia Avenue, said pin being 100 feet east of the common corner of Lots 17 and 18; thence eastwardly 200 feet, along the northerly margin of said Avenue, to the point of beginning.

Being the same property conveyed to Mark L. Lincoln and wife, Susan F. Lincoln by deed from Paul Budslick and wife, Mary L. Budslick of record in Book 6819, page 620 Register's Office for Davidson County, Tennessee dated March 28, 1986.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **216 Wilsonia, Nashville, TN 37205**

(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 our hands this 7th day of June, 2011.

BILL GARRETT, Davidson County
Trans:T20110034830 DEEDWARR
Recvd: 06/10/11 11:26 2 pgs
Fees:13.00 Taxes:3293.00

20110610-0044647

Mark H. Lincoln

Susan F. Lincoln

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 Mark H. Lincoln and wife, Susan F. Lincoln, the bargainors, 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 7TH DAY OF JUNE, 2011.

Commission expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires
August 23, 2011

Notary Public