This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title of Rutherford Co., LLC
230 Glenis Drive, Suite 304, Liberty Square, 615-890-1161
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Thomas L. Wiser, Hannah Wiser
Jared Lomax, Mary Lomax
2700 Campa Circle
Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 10/11/11 15:24 2 pgs
Fees:13.00 Taxes:266.40
20111011-0079039

SEND TAX BILL TO:
Owner

MAP	**83**
CTRL MAP	
GROUP	**2**
PARCEL	**253**

MORTGAGEE:
First Freedom Bank
1620 W. Main St.
Lebanon, TN 37088

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jackie R. Bilbrew, married**, hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Thomas L. Wiser and wife Hannah E. Wiser, a one half (½) undivided interest, and Jared Lomax and wife, Mary Lomax, a one-half (½) undivided interest, as tenants in common**, 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. 5, Plan of James J. Pryor's Heirs Subdivision of Lot 19 and 20 in Brownsville**, of record in Book 843, page 41, Register's Office for Davidson County, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jackie R. Bilbrew, by deed dated January 26, 1996, from Secretary of Housing and Urban Development, of record in Book 9937, page 259, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2011 and subsequent years.

This is **improved** property known as **1518 McKennie Avenue, Nashville, Tennessee 37206.**

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, GRANTOR does covenant with the said GRANTEES that he is 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, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Judy A. Bilbrew, the wife of Jackie R. Bilbrew, joins in this instrument for the purpose of conveying any and all rights she may have in and to said property, marital or otherwise, to the GRANTEES.

WITNESS OUR HANDS, this the **11th** day of **October, 2011.**

Jackie R. Bilbrew

Judy A. Bilbrew

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jackie R. Bilbrew and wife, Judy A. Bilbrew**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 11th day of October, 2011.

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 8/18/2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $72,000.00.

AFFIANT

Subscribed and sworn to before me on this 11th day
of October, 2011.

NOTARY PUBLIC

REBECCA R. WAYNICK
Notary Public
Wilson County, State of Tennessee
My Commission Expires July 7, 2015

My Commission Expires: _____

CERTIFICATION, I, Toni Waynick, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Toni Waynick

State of Tennessee; County of Davidson; On this 11 day of October, 2011, personally appeared before me, Rebecca R. Waynick, a notary public for this county and state, Toni Waynick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca R. Waynick

REBECCA R. WAYNICK
Notary Public
Wilson County, State of Tennessee
My Commission Expires July 7, 2015

REBECCA R. WAYNICK
Notary Public
Wilson County, State of Tennessee
My Commission Expires July 7, 2015