G-23852-3
Box 14-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120023030 DEEDWARR
Recvd: 03/30/12 08:29 2 pgs
Fees:13.00 Taxes:584.60
20120330-0026892

DEBORAH M. O'NEIL 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 $158,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **28th** day of **March, 2012.**

Notary Public

MY COMMISSION EXPIRES: 1/6/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elaine L. Wilder	SunTrust Mortgage, Inc.	0060020B16000CO
(NAME) 4501 Hawthorn Drive	(NAME) P.O. Box 79041	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Baltimore, MD 21279-0041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Nathan Black and wife, Andrea Black**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Elaine L. Wilder, unmarried**, hereinafter called the Grantee, her 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 Lot No. 204, on the Final Plat of Abbington Park, a Planned Unit Development, Phase One, Section Four, of record in Instrument No. 20050110-0003256, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Nathan Black and Andrea Black, husband and wife, by Warranty Deed from Beazer Homes Corp., a Tennessee corporation, dated April 7, 2006 and filed on April 11, 2006 in Instrument Number 20060411-0041711 and re-recorded in Instrument Number 20060605-0065811, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 4501 Hawthorn Drive, Nashville, TN 37214

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, 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, her 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 **28th** day of **March, 2012**.

Nathan Black

Andrea Black

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Nathan Black and wife, Andrea Black**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **28th** day of **March, 2012**.

Notary Public

My commission expires:
3/18/14

DAWN D. CHASE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY