THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12030473** BILL GARRETT, Davidson County Trans:T20120024477 DEEDWARR Recvd: 04/04/12 11:12 2 pgs Fees:13.00 Taxes:444.00 20120404-0028648	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $120,000.00. Affiant Subscribed and sworn to before me, this 30th day of March, 2012. Notary Public My Commission Expires: 12-28-15 LINDA J. OTT STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

WARRANTY DEED

Address New Owner: Beverly H. Wilson 1813 Neal Terrace Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105-11-168.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joyce A. Ensley, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Beverly H. Wilson and Roger Adamson**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 3 of Block "A" on the Plan of the Subdivision of a part of the Sophia M. Neal Property as of record in Book 1130, Page 4 Register's Office Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from Jack Raymond et ux Margaret Raymond to Melvin Ensley et ux Joyce A. Ensley as recorded on the 13th day of August, 1976 in Deed Book 5057, Page 213 and Last Will and Testament as recorded in Probate Docket #09P774, in the Register's Office of Davidson County, Tennessee. The said Melvin Ensley having since died, see Last Will and Testament recorded in Probate Docket #09P774.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF THE SUBDIVISION OF A PART OF THE SOPHIA M. NEAL PROPERTY, as recorded in Plat Book 1130, Page(s) 4.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1813 Neal Terrace Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of March, 2012.

Joyce A. Ensley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joyce A. Ensley, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of March, 2012.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014