WARRANTY DEED

RHONDA M. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

MY COMMISSION EXPIRES: June 22, 2015

WILSON-H12053

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th DAY OF May, 2012.

(Affix Seal) Notary Public

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Tyra Wilson , an unmarried woman	Fifth Third Mortgage Company	059.08-0-196.00
2980 Claymille Blvd.	38 Fountain Square	
Nashville, TN 37207	Cincinnati, OH 45263	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, ROBERT GADDY, A SINGLE MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto TYRA WILSON , AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 23 on the Plan of Phase Two Claymille Station of record in Book 6900, page 626, Register's Office for Davidson County, Tennessee.

Being the same property conveyed Robert Gaddy, a single man by Deed from Allstate Builders, Inc. recorded September 26, 2004 in Instrument # 200408260103131 and corrected warranty deed recorded in Instrument # 200508310104415, recorded September 31, 2005, Register's Office for Davidson County, Tennessee.

Robert Gaddy now married to Ashley Gaddy.

2980 Claymille Blvd. Nashville, TN 37207 a/k/a 2980 Claymille Place Nashville, TN 37207 on current Deed of record.

( ) unimproved
This is (X) improved property known as 2980 Claymille Blvd., Nashville, Tennessee 37207 .

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, their heirs and assigns forever; and we, the GRANTORS, 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 that 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, 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 my/our hand(s) this 10th day of May, 2012 :

Robert Gaddy

Ashley Gaddy

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Schneider, a Notary Public in and for said County and State, the within named ROBERT GADDY AND WIFE, ASHLEY GADDY, the bargainor(s), 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 Sumner County, Tennessee, this 10th day of May, 2012.

Notary Public

My Commission Expires:

RHONDA M. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

MY COMMISSION EXPIRES: June 22, 2015

BILL GARRETT, Davidson County
Trans:T20120038781 DEEDWARR
Recvd: 05/25/12 15:54 1 pgs
Fees:13.00 Taxes:414.40

20120525-0045735