BILL GARRETT, Davidson County
Trans:T20120061410 DEEDWARR
Recvd: 08/17/12 08:48 2 pgs
Fees:13.00 Taxes:573.50
20120817-0073715

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-120700461

# WARRANTY DEED

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 14th day of August, 2012

Notary Public

MY COMMISSION EXPIRES: 07/09/13

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Taven ~~TRAXEN~~ RICHARD ROYSTER<br>3113 ~~3103~~ REMINGTON PARK COURT<br>HERMITAGE, TN 37076 | New Owner | 064-16-OD-225.00 |

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,

**ROBERT E. WILSON, JR. and wife, SUZANNE E. WILSON**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Taven
**~~TRAXEN~~ RICHARD ROYSTER AND WIFE, JILLIAN CASADY ROYSTER**

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:

***Instrument Number 20020528-0064435, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.**

**BEING the same property conveyed to Robert E. Wilson, Jr., married, by Warranty Deed from Robert Warren and wife, Shannon Warren, dated 3/29/05 and recorded 4/4/05 in Instrument Number 20050404-0036502, Register's Office for Davidson County, Tennessee.**

*Land in Davidson County, TN being lot 127 plan of Sec 4 Truxton Park as shown on plat of record in

**This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.**

This is improved ( X) property known as 3113 ~~3103~~ **REMINGTON PARK COURT, HERMITAGE, TN 37076**

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 14th day of August, 2012.

Robert E. Wilson Jr. By Robert Eugene Wilson, Attorney in Fact

**ROBERT E. WILSON, JR. BY ROBERT EUGENE WILSON, ATTORNEY IN FACT**

Suzanne Wilson

**SUZANNE E. WILSON**

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 ROBERT E. WILSON, JR. and wife, SUZANNE E. WILSON the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of AUGUST, 2012.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014

---

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 14TH day of August, 2012 before me personally appeared Robert Eugene Wilson to me known to be the person who executed the foregoing instrument in behalf of Robert E. Wilson, Jr. as his Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said Robert E. Wilson, Jr.

Witness my hand and official seal at Nashville , Tennessee, this the 14th day of August, 2012.

My commission expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014