# WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF December, 2012.

Notary Public

MY COMMISSION EXPIRES: 6-23-14

(AFFIX SEAL)

HENRY E. RAGLE, IV STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

R-VRES-12-01108

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Josh Glenn Wilking | REGIONS BANK D\|B\|A | |
| 1108 Boscobel Street | REGIONS (NAME) MORTGAGE<br>2050 PARKWAY OFFICE CIRCLE | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | BIRMINGHAM, AL. 35244 | 83-13-179.00 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we TERRI FARLEY, UNMARRIED, AKA TERI FARLEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSH GLENN WILKING AND KELSEY MORGAN WILKING, 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 172, PLAN OF EAST EDGEFIELD, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 21, PAGE 147, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO TERI FARLEY, UNMARRIED BY WARRANTY DEED FROM JOEL P. SCHULTZ, MARRIED, RECORDED ON THE 4TH DAY OF MAY, 2011 IN INSTRUMENT NO. 20110504-0034209, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. TERRI FARLEY BEING ONE AND THE SAME PERSON AS TERI FARLEY.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 21, PAGE(S) 147, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved ( X ) property, known as 1108 Boscobel Street, Nashville, Tennessee 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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(S), 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.

BILL GARRETT, Davidson County
Trans:T20120095735 DEEDWARR
Recvd: 12/14/12 10:56 2 pgs
Fees:13.00 Taxes:710.40

20121214-0115269

Witness my/our hand(s) this 13th day of December, 2012.

Terri Farley by John McClanahan as Attorney in Fact

Terri Farley by John McClanahan as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 13th day of December, 2012, before me personally appeared JOHN McCLANAHAN to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Terri Farley and who acknowledged he/she/they executed the same as the free act and deed of the said Terri Farley.

Witness my hand and official seal, this the 13th day of December, 2012.

Notary Public

My Commission Expires: 5-20-14

**RETURN TO:**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

