BILL GARRETT, Davidson County
Trans: T20120095913 DEEDWARR
Recvd: 12/14/12 14:52 2 pgs
Fees: 13.00 Taxes: 906.50

20121214-0115515

WARRANTY DEED

BR12-0713

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF December, 2012.

Notary Public

MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Evan Morse	Ameris Bank	
713 East Woodlands Trail (ADDRESS)	2550 Meridian Blvd. Ste 200 (NAME) (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	172-03B-018.00CO

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, we MATTHEW LAWRENCE WILDER, SINGLE MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EVAN MORSE, SINGLE MAN, 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. 18 on the Plan of The Woodlands, Phase 2, of record in Plat Book 6900, Page 635, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Matthew Lawrence Wilder and wife, Lynne H. Wilder by Deed from John D. Hammes and wife, Jane L. Hammes of record in Instrument No. 199912220306337, Register's Office for Davidson County, Tennessee, dated December 17, 1999, recorded December 22, 1999.

Being the same property conveyed to Matthew Lawrence Wilder by Deed from Clara Lynne Hampton Wilder of record in Instrument No. 20090421-0036234, Register's Office for Davidson County, Tennessee, dated March 5, 2009, recorded April 21, 2009.

This conveyance is subject to A) 2012 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 6900, page 635; Book 7334, Page 109, Book 7408, Page 250, Book 7516, Page 37, Book 8464, Page 463, Book 8622, Page 390, Book 8634, Page 224, Book 8643, Page 675 and Book 8672, Page 390,; Book 7334, pag e149; Book 7408, page 289; Book 8472, page 310; Book 8454, page 246; Book 7336, page 3; Book 6900, page 497; Book 6710, page 495; Book 7091, page 428; Booik 8541, page 225; Book 8541, page 230; Book 8541, page 235; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 713 East Woodlands Trail, Nashville, Tennessee 37211
(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.

Witness my/our hand(s) this 5th day of December, 2012.

Matthew Lawrence Wilder

STATE OF Tennessee
COUNTY OF Davidson

On this the 5th day of December, 2012, before me personally appeared Matthew Lawrence Wilder, single man to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of December, 2012.

Notary Public

My Commission Expires: 8/21/2014

(SEAL)

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959