BILL GARRETT, Davidson County
Trans:T20130005234 DEEDWARR
Recvd: 01/18/13 10:09 1 pgs
Fees:13.00 Taxes:555.00

20130118-0006206

WARRANTY DEED

RHONDA M. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY
MY COMMISSION EXPIRES: June 22, 2015

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th DAY OF January, 2013.

(Affix Seal) Notary Public

My Commission Expires: _____

WILSON-H12227

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#:
Sean Ryan Wilson , unmarried	Wells Fargo Bank, NA	087.02-0-072.00
4221 New Hope Meadow Road	101 North Phillips Avenue	
Hermitage, TN 37076	Sioux Falls, SD 57104	

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 S. POWELL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto SEAN RYAN WILSON , UNMARRIED, 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. 142 on the plan of New Hope Meadows, Phase 1, First Revision, of record in Book 6900, Page 653, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert S. Powell, unmarried by deed from Rudolph Yarbrough and wife, Sherrial B. Yarbrough of record at Book 9629, page 546, of record on 03/28/1995, Register's Office for Sumner County, Tennessee.

Robert S. Powell now married to Suzin M. Powell.

( ) unimproved
This is (X) improved property known as 4221 New Hope Meadow Road, Hermitage, Tennessee 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 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 15th day of January, 2013 :

Robert S. Powell

Suzin M. Powell

STATE OF Tennessee
COUNTY OF SUMNER

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named ROBERT S. POWELL and SUZIN M. POWELL 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 15th day of January, 2013.

Notary Public

My Commission Expires: _____

RHONDA M. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY
MY COMMISSION EXPIRES: June 22, 2015