BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20130005864 DEEDWARR
Recvd: 01/22/13 13:15 2 pgs
Fees:13.00 Taxes:984.66
20130122-0006956

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 52146
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Tyler W. Wilson Lauren M. Wilson 1122 Woodvale Drive Nashville, Tennessee 37204	SAME

TAX MAP-PARCEL NUMBERS: 13104012300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$266,125.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Genevieve F. Simons, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tyler W. Wilson and Lauren M. Wilson, Husband and Wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 24 of Block 17 on the Plan of College Park, of record in Book 843, page 29, Register's Office for said County.

Said Lot No. 24 of Block 17 fronts 60 feet on the northerly margin of Woodvale Drive and extends back 143 feet on the easterly line and 136 feet 2 inches on the westerly line to a dead line in the rear, measuring 61 feet thereon.

Being the same property conveyed to Genevieve F. Simons by Warranty Deed from Kathryn A. Petrone, unmarried, dated Sept 25, 1997 and recorded on Sept. 30, 1997 of record in Book 10626, page 735, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2013, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 843 Page 29, said Register's Office.

This is improved property, known as: 1122 Woodvale Drive, Nashville, Tennessee 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of January, 2013.

Genevieve F. Simons

State of TENNESSEE
County of DAVIDSON

On this 18th day of January, 2013 , before me the undersigned authority, personally appeared Genevieve F. Simons, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $266,125.00

Affiant

Sworn and subscribed before me this the 18th day of January, 2013

My Commission Expires: _____

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 20, 2014

Notary Public

Wldoc: Deed Wty—12/92