WARRANTY DEED

Please Record and Return To:
Highland Title, LLC
700 Johnny Cash Pkwy, Ste 201
Hendersonville, TN 37075

G-RA-13-1015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,700.00

Linda Osborne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 2013.

JANIS ADAMS STATE OF TENNESSEE NOTARY PUBLIC PERSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 5-4-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kimberly Wilson	**United Wholesale Mortgage**	
(NAME)	(NAME)	**83-1-109.00**
1015 Sharpe Avenue	**555 South Adams Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Birmingham, AL 48009**	
(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, we **TOMMI L. STEPHENSON, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KIMBERLY WILSON, A SINGLE PERSON,** 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 THE EASTERLY 49 FEET 4 INCHES OF LOT NO. 41 ON THE PLAN OF JONES AND BRADFORD SUBDIVISION, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 161, PAGE 142, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. SAID PART OF LOT NO. 41 FRONTS 49 FEET 4 INCHES ON THE NORTHERLY SIDE OF SHARPE AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 154-1/2 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO TOMMI L. STEPHENSON BY WARRANTY DEED FROM JOANNE HARRELSON, DEVISEE OF THE ESTATE OF LUCILLE R. TATUM, RECORDED ON THE 4TH DAY OF DECEMBER, 2008 IN INSTRUMENT NO. 20081204-0117604, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 161, PAGE 142 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **1015 Sharpe Avenue 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:T20130009724 DEEDWARR
Recvd: 02/05/13 09:18 2 pgs
Fees:13.00 Taxes:609.39
20130205-0011695

Witness my/our hand(s) this 30th day of January, 2013.

Tommi L. Stephenson

STATE OF Tennessee
COUNTY OF Davidson

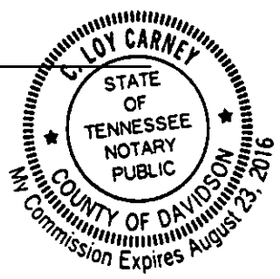
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tommi L. Stephenson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of January, 2013.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
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Nashville, TN 37212