THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20130014519 DEEDWARR
Recvd: 02/21/13 10:07 2 pgs
Fees:13.00 Taxes:629.00

20130221-0017376

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~172,000.00~~. 170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF February, 2013.

Notary Public

MY COMMISSION EXPIRES: 4-23-14

(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johanna L. Barde	Franklin American Mtg	MAP 161-06-0A
1002 Ashmore Drive	501 Corporate Centre Dr #400	PARCEL 033.00
Nashville, TN 37211	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Robert S. Wilson and wife, Sharon L. Wilson and Robert W. Wilson and wife Megan Wilson**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Johanna L. Barde**, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 33 on the Plan of Oakhill Townhomes, Phase 1, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes of record in Instrument Number 20070614-0071397, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert W. Wilson, an unmarried man and Robert S. Wilson and *Sharon L. Wilson, all as joint tenants with right of survivorship by Deed from Centex Homes, a Nevada General Partnership of record at Instrument No. 20080402-0032988, Register's Office for Davidson County, Tennessee, dated March 27, 2008 and recorded on April 2, 2008.

*wife,

The signature of Sharon L Wilson is signed by her duly appointed Attorney in Fact Robert W Wilson, pursuant to the Power of Attorney recorded in Instrument 20130221000 17374, said Register's Office

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

The signature of Robert S Wilson is signed by his duly appointed Attorney in Fact Robert W Wilson pursuant to the Power of Attorne recorded in Instrument 20130221000 17375, said Register's Office.

This is () UNIMPROVED

(X) IMPROVED property known as **1002 Ashmore Drive, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hand(s) this the 11th day of February, 2013.

Robert W. Wilson

Megan Wilson

Robert S. Wilson by Robert W. Wilson, Attorney-in-Fact

Sharon L. Wilson, by Robert W. Wilson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert W. Wilson and wife Megan Wilson** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that THEY executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 11th day of February, 2013.

My Commission expires March 6, 2016

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert W. Wilson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that HE executed the within instrument on behalf of **Robert S. Wilson and Sharon L. Wilson**, as THEIR Attorney in Fact, as the free act and deed of the within named **Robert S. Wilson and Sharon L. Wilson**.

Witness my hand and official seal this the 11th day of February, 2013.

My Commission expires March 6, 2016

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE