Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $126,500.00

Affiant

Subscribed and sworn to before me, this 28th day of February, 2013

Notary Public
My commission expires: 9/5/14

C. VICTORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT1302001B

05-1302-65910

**Address of New Owner:**
Suzanne E. Wilson
747 Tulip Grove, Unit 903
Hermitage TN 37076

**Send Tax Bills to:**
Franklin American Mortgage Co
501 Corporate Centre Dr.
Franklin TN 37067

**Tax Information**
075-12-0-C-046.00 CO

EXPIRES: September 5, 2014

**WARRANTY DEED**

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael J. Tomlinson and wife, Michele E. Tomlinson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Suzanne E. Wilson, an unmarried woman hereinafter called the Grantees, their successors 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 Lot No. 46, Unit 903 in Building 9, on the Plan of Phase Two, Brookside Park Townhomes, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20001010-0100359, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael J. Tomlinson and wife, Michele E. Tomlinson by deed from Cheryl A. Troxel, dated August 25, 2008, recorded August 27, 2008, of record in Instrument No. 20080827-0087939, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 747 Tulip Grove, Unit 903, Hermitage, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

x mjt

x met

BILL GARRETT, Davidson County
Trans:T20130017603 DEEDWARR
Recvd: 03/04/13 11:29 2 pgs
Fees:13.00 Taxes:468.05

20130304-0021363

WITNESS my hand this 28 day of February, 2013.

Michael J. Tomlinson

Michele E. Tomlinson

STATE OF Washington
COUNTY OF Whatcom

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael J. Tomlinson and Michele E. Tomlinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Bellingham, WA, this 28 day of February, 2013.

Notary Public
State of Washington at Large

My Commission expires: November 1, 2016

JOSIAH PICKERILL
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
NOVEMBER 1, 2016