BILL GARRETT, Davidson County
Trans:T20130027461 DEEDWARR
Recvd: 04/04/13 13:20 2 pgs
Fees:13.00 Taxes:564.25
20130404-0033416

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 152,500.00

Ashley Salisbury
Affiant

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

Notary Public

My commission expires: 6/15/14

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
2070 LEBANON ROAD
LEBANON, TN 37087

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ERIC SOLOWAY	New Owner	188100A04400CO
1836 GRACE POINT LANE		
NOLENSVILLE, TN 37135		

FOR AND IN 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 ACKNOWLEDGE, WE,

SEAN M WILDER and wife, JESSICA L. WILDER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ERIC SOLOWAY, A SINGLE PERSON

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 Lot No. 44 on the Plan of Carothers Crossing, Phase 2, Section 1, Lots 21-61, Final Plat Subdivision of record in Instrument No. 20070807-0093924, Register's Office for Davidson
County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

BEING THE SAME PROPERTY CONVEYED TO SEAN M WILDER BY SPECIAL WARRANTY DEED FROM MCCORMICK 106, LLC DATED 12/17/10 AND RECORDED ON 12/22/10 IN INSTRUMENT NO. 20101222-0101950, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 1836 GRACE POINT LANE, NOLENSVILLE, TN 37135.

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 in 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 my/our hand(s) this 28th day of March, 2013.

SEAN M WILDER

JESSICA L. WILDER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, SEAN M WILDER & Jessica L. Wilder, the within named Grantors, 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, at office, this 28th day of March, 2013.

Notary Public

My Commission Expires: 5-2-2016

Angela K. Robertson
State of Tennessee Notary Public
Williamson County

Return To:

FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt Juliet TN 37122