BILL GARRETT, Davidson County
Trans:T20130030378 DEEDWARR
Recvd: 04/15/13 08:40 2 pgs
Fees:13.00 Taxes:828.80
20130415-0036784

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Scott Wilkerson
37 Lakeshore Court
Old Hickory, TN 37138

MORTGAGEE

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 053-12-0
PARCEL 183.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Martocci Family Limited Partnership dba Filmar Funding Company,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Scott Wilkerson,** 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. 1 on the plan of The Villas of Lakemeade, Phase Three, of record in Book 9700, Page 68, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Filmar Funding Company, by Quitclaim Deed from Bryant Murphy, dated June 26, 2012 and filed of record in Instrument No. 20120706-0059727, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants; Easement to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 10506, Page 771, Book 10506, Page 775, and in Book 10693, Page 718; easements, covenants conditions and all matters and notes as shown on the plan of record in Book 9700, Page 68, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **37 Lakeshore Court Old Hickory, TN 37138.**

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 hands this 11th day of April, 2013.

Martocci Family Limited Partnership
DBA Filmar Funding Company

By: Rhonda Martocci
Rhonda Martocci, General Partner

STATE OF Tennessee
COUNTY OF Williamson

On this 11th day of April, 2013, before me personally appeared Rhonda Martocci, to me known (or proved to me on the basis of satisfactory evidence), to be the General Partner of Martocci Family Limited Partnership DBA Filmar Funding Company and who executed the foregoing instrument as General Partner of Martocci Family Limited Partnership DBA Filmar Funding Company for the purposes therein contained in behalf of Martocci Family Limited Partnership DBA Filmar Funding Company.

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

Dennis R Spain
NOTARY PUBLIC

My Commission Expires: 10-5-15

DENNIS R. SPAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $224,000.00.

M.V. Brooks-Palmer
AFFIANT

Subscribed and sworn to before me this 11th day of April, 2013.

CURTIS LINCOLN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 2-6-17