BILL GARRETT, Davidson County
Trans:T20130041783 DEEDWARR
Recvd: 05/20/13 11:18 2 pgs
Fees:13.00 Taxes:401.45
20130520-0050522

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 9th day of May, 2013, by and between Cynthia A Mulligan, unmarried, party of the first part, and Thomas Joseph Wilson, , party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 8 BLOCK "C" ON THE PLAN OF BROADMOOR SUBDIVISION, OF RECORD IN BOOK 547, PAGE 161, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR AM ORE COMPLETE DESCRIPTION OF SAID PROPERTY.

Being all or part of the same property conveyed to Cynthia A. Mulligan, by virtue of that certain CASH Deed dated May 20, 2011, at Instrument No. 20110614-0045445 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Cynthia A. Mulligan
Cynthia A Mulligan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Cynthia A Mulligan and , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of May, 2013.

PENNY ALLISON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

3/28/15

My Commission Expires: _____

Property Owner & Address: Thomas Joseph Wilson

Tax Parcel No 06107015500

Property Address: 807 Maplewood Place
Nashville, TN 37216

MAIL TAX
BILLS TO: F & M Bank
50 Franklin Street
Clarksville, TN 37040

STATE OF TENNESSEE
COUNTY OF DAVIDSON

KS Notary Sam
*108,500.00

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is ~~$0.00~~ * which amount is equal to or greater than the amount which the property ~~would command at a fair and voluntary~~ sale.

AFFIANT

KS Notary 14
SUBSCRIBED AND SWORN TO ~~before~~ me this 9th day of May, 2013.

Notary Public

My Commission Expires: 3/4/15

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY