THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20130042370 DEEDWARR
Recvd: 05/21/13 13:39 2 pgs
Fees:13.00 Taxes:2035.00
20130521-0051239

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***550,000.00.

Celeste Wilson
Affiant

Subscribed and sworn to before me this 17th day of May, 2013.

Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Darius Chagnon 6354 Torrington Road Nashville, Tennessee 32705	SAME	MAP 115-10-0 PARCEL 075.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Five Hundred Fifty Thousand and 00/100 Dollars ($***550,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Celeste Wilson, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Darius Chagnon, _____, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot 78 on the Plan of Section 1 of West Meade Estates, as shown on plat of record in Plat Book 2663, Page 110, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Neil B. Krugman and wife, Celeste W. Krugman, by Warranty Deed dated August 14, 1997, from Foy Dan Valentine and wife, Mary L. Valentine, of record as Instrument Number 20040823-0101521 in the Register's Office for Davidson County, Tennessee; the said Neil B. Krugman (aka Neil Barry Krugman) and Celeste W. Krugman (aka Celeste Wilson Krugman) having since divorced and Neil Barry Krugman having since conveyed his interest in subject property to Celeste Wilson Krugman by Quitclaim Deed dated August 19, 2004, of record as Instrument Number 20040823-0101521 in the Register's Office for Davidson County, Tennessee. The said Celeste Wilson Krugman having since changed her name to Celeste Wilson.

This is improved property known as 6354 Torrington Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, his heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of Section 1 of West Meade Estates of record in Book 2663, page 110, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 17th day of May, 2013.

Celeste Wilson

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 Celeste Wilson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of May, 2013.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY