When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

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 $159,000.00

Affiant

BILL GARRETT, Davidson County
Trans:T20130048684 DEEDWARR
Recvd: 06/11/13 10:32 2 pgs
Fees:13.00 Taxes:588.30
20130611-0059172

RACHELLE CAUDILL NOTARY PUBLIC STATE OF TENNESSEE

Subscribed and sworn to before me, this 31st day of May, 2013.

Notary Public
My commission expires: 9/22/14

05-1305-66009

Address of New Owner:	Send Tax Bills to:	Tax Information
James Boyd McBride, II PO Box 33 Hermitage TN 37076	James Boyd McBride, II PO Box 33 Hermitage, TN 37076	075-08-0-010.00

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, E. W. Wilkerson, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James Boyd McBride, II, 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. 204, on the Plan of Section Four, Tulip Grove, of record in Book 4175, Page 12, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to E. W. Wilkerson, a married person by Special Warranty Deed from Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP, dated January 22, 2013, recorded January 30, 2013, of record in Instrument No. 20130130-0009661, Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of Grantor, Grantor's spouse, or any dependant's.

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 640 Denver Drive, 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.

WITNESS my hand this 31st day of May, 2013.

E. W. Wilkerson

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Witness my hand in Hendersonville, TN, this 31st day of May, 2013.

Notary Public
State of Tennessee at Large

My Commission expires: 9/22/14

RACHELLE CAUDILL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY