This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $166,500.00.

Affiant

Subscribed and sworn before me this the 14th day of June, 2013.

Notary Public
My commission expires: 3/18/14

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Andrew Wilson 3713 Tibbs Drive Nashville, TN 37211	New Owner	133-6-184

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ARTHUR A. ARIAS, UNMARRIED AND PAMELA SUE DUNCAN F/K/A PAMELA S. ARIAS, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ANDREW J. WILSON, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the plan of Leonard Heights of record in Book 2330, page 15, Register's Office for said County.

Said Lot No. 25 fronts 102 feet on the westerly margin of Tibbs Drive and extends back 131.9 feet on the northerly line and 140 feet on the southerly line to a line in the rear, measuring 48 feet thereon.

Being the same property conveyed to Arthur A. Arias and wife, Pamela S. Arias by deed from, Jimmy L. Padgett and wife, Billie Jean Padgett; dated November 26, 1997, of record in Book 10701, page 281, Register's Office for Davidson County.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 3713 Tibbs Drive, Nashville, TN 37211.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 14th day of June, 2013.

Arthur A Arias by Pamela Sue Duncan his attorney In fact

his Attorney in fact

Pamela Sue Duncan F/K/A Pamela S Arias

aka Pamela S. Arias

BILL GARRETT, Davidson County
Trans:T20130052422 DEEDWARR
Recvd: 06/20/13 15:07 2 pgs
Fees:13.00 Taxes:616.05
20130620-0063525

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Pamela Sue Duncan, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of June, 2013.

My commission expires: 9/9/14

Notary Public

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this 14th day of June, 2013, before me, the undersigned Notary Public in and for said County and State, personally appeared Pamela Sue Duncan with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Arthur A Arias, by Special Power of Attorney dated June 12, 2013, and who acknowledged that he executed the same as the free act and deed of Arthur A Arias.

Witness my hand and official seal this 14th day of June, 2013

My Commission Expires: 9/9/14

Notary Public

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY