This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P13-0287-D

BILL GARRETT, Davidson County
Trans:T20130054832 DEEDWARR
Recvd: 06/28/13 08:56 2 pgs
Fees:13.00 Taxes:1128.50
20130628-0066472

WARRANTY DEED

Address of New Owners:
Ms. Lyndsay Berry
Mr. Lucas Wilkinson
5620 Stoneway Trail
Nashville, TN 37209

Send Tax Bills To:
Bank of America, N.A.
4500 Amon Carter Blvd.
Ft. Worth, TX 76155

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,
Emily Ellis, married (formerly known as Emily N. Donisi)

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Lucas E. Wilkinson and Lyndsay A. Berry, as tenants in common with the rights of survivorship

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, and being Lot No. 6 on the Plan of Brookside Courts Addition No. 3 as of record in Plat Book 1835, Page 107, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Emily N. Donisi, unmarried, by deed from Samuel Marcy and wife, Emily P. Marcy, dated July 9, 2009, and of record in Instrument Number 20090722-0068840, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right-of-way of Stoneway Trail.

This property is subject to all matters shown on a plat of record in Plat Book 1835, Page 107, in the Register's Office of Davidson County, Tennessee.

This property is subject to Deeds of Easements for joint driveway agreements of record in Book 5312, Page 784 and Book 5322, Page 382, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 5620 Stoneway Trail, Nashville, TN 37209

THIS CONVEYANCE IS SUBJECT TO: 2013 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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.

Lucas M. Ellis, husband of Emily Ellis, joins in this conveyance to quitclaim any and all right, title and interest he may have in and to the above described property

Witness our hands this the 25th day of June, 2013.

Emily Ellis

Lucas M. Ellis

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 Emily Ellis and husband, Lucas M. Ellis, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 25th day of June, 2013.

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON CTY TN

My Commission Expires: March 8, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $305,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of June, 2013.

Notary Public

My Commission Expires: 11/10/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Map: 103 06 0
Parcel: 182.00