THIS INSTRUMENT PREPARED BY:

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

BILL GARRETT, Davidson County
Trans:T20130058125 DEEDWARR
Recvd: 07/09/13 09:19 2 pgs
Fees:13.00 Taxes:1739.00
20130709-0070646

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***470,000.00.

Affiant

Subscribed and sworn to before me this 8 day of July, 2013.

Notary Public

My Commission Expires: _____

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Elizabeth A. Wildman 2501 Barton Avenue Nashville, Tennessee 37212	New Owner	MAP 104-11-0 PARCEL 256.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Four Hundred Seventy Thousand and 00/100 Dollars ($***470,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Mary V. Ayers and Rebecca Susan Maginn (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Elizabeth A. Wildman and David Scott Wildman, wife and husband, (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:

*s.

BEING Lot No. 56 on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, a plan of which is of record in Plat Book 421, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Leonard J. Maginn and wife, Virginia L. Maginn, by Installment Deed dated March 31, 1971, from George W. Bates and wife, Ruby G. Bates, of record in Book 4490, page 267, in the Register's Office for Davidson County, Tennessee; the said Virginia L. Maginn having since died on January 27, 2011, and the said Leonard J. Maginn (aka Leonard Estes Maginn) having since died testate on February 28, 2013, and the Last Will and Testament of Leonard Estes Maginn aka Leonard J. Maginn of record as File No. 13P1071 of record in the Clerk's Office for the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, having devised subject property to Mary V. Ayers, Stephanie Ann Maginn and Rebecca Susan Maginn. The said Stephanie Ann Maginn by Disclaimer dated April 18, 2013 and filed on June 21, 2013, in the said Clerk's Office irrevocably disclaimed and renounced any and all interest or right she may have in the subject property.

This is improved property known as 2501 Barton Avenue, Nashville, Tennessee 37212.

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

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have 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 Grantees herein.

2. Matters, if any, shown on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place of record in Book 421, page 7, 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.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

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 GRANTORS have executed this instrument on this the 8th day of July, 2013.

Mary V. Ayers

Rebecca Susan Maginn

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 Mary V. Ayers and Rebecca Susan Maginn, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of July, 2013.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY