Davidson County DEEDWARR Recvd: 07/26/13 12:11 3 pgs Fees:18.00 Taxes:532.80 **20130726-0077789**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00 Affiant Subscribed and sworn to before me, this 26th DAY OF June, 2013. Notary Public MY COMMISSION EXPIRES: 7/6/16 (AFFIX SEAL)

WARRANTY DEED

DM13-1061

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alfreda D. Wilcox	1st Third Mortgage (NAME)	
1061 Pawnee Trail	5001 Kingsley Dr (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Cincinnati OH 45227 (CITY) (STATE) (ZIP)	053-09B-170.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SCOTT M. STILLEY AND WIFE, OLGA STILLEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ALFREDA D. WILCOX, _____, hereinafter called the Grantee(s), their heirs and assigns, that 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. 85 on the Plan of Section Five, Cumberland Station at Wilson Camp, of record in Instrument No. 20060118-0006553, 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 Scott M. Stilley by Deed from Randall Phillips Homes, LLC of record in Instrument No. 20060731-0092011, Register's Office for Davidson County, Tennessee, dated July 27, 2006 and recorded on July 31, 2006.

This conveyance is subject to A) 2013 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument No. 20060118-0006553, Instrument No. 20011015-0112096, Instrument No. 20020919-0114055, Instrument No. 20020722-0087864, Instrument No. 20020919-0114056, Instrument No. 20031030-0159799, Instrument No. 20031030-0159798, Instrument No. 20041115-0136852, Instrument No. 20041115-0136853 and Instrument No. 20060213-0017249, Instrument No. 20061024-0131768, Book 10585, page 496, Instrument No. 20011017-0113082, Instrument No. 20060213-0017248, Instrument No. 20030512-0063102, Instrument No. 20031114-0166975 and Instrument No. 20050511-0053113, Register's Office for Davidson County, Tennessee.

Olga Stilley, wife of Scott M. Stilley, joins in this conveyance for the sole purpose of conveying any marital interest she may have in the said property.

unimproved ( )
This is improved (X) property, known as 1061 Pawnee Trail, Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 20th day of June, 2013.

Scott M. Stilley by Don Martin
Scott M. Stilley

Olga Stilley by Don Martin
Olga Stilley

STATE OF Tennessee
COUNTY OF Davidson

On this the 20th day of June, 2013, before me personally appeared Don Martin to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Scott M. Stilley and wife, Olga Stilley and who acknowledged he/she/they executed the same as the free act and deed of the said Scott M. Stilley and wife, Olga Stilley.

20130726-0077788

Witness my hand and official seal, this the 20th day of June, 2013.

Carol A. Clawson
Notary Public

My Commission Expires: 3-17-14

(SEAL)

CAROL A. CLAWSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959

TRUE COPY CERTIFICATION

I, Rebecca T Garland, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rebecca T. Garland

State of Tennessee

County of Davidson

Personally appeared before me, Karen C Asplint, a notary public for this county and state, Rebecca T Garland, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Commission Expires: 7/6/15