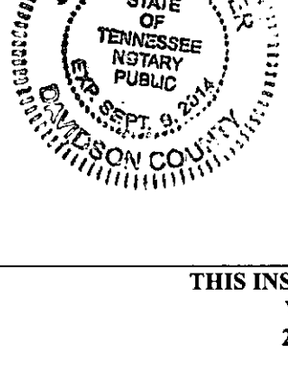
BILL GARRETT, Davidson County
Trans:T20130064613 DEEDWARR
Recvd: 07/29/13 14:50 2 pgs
Fees:13.00 Taxes:2220.00
20130729-0078734

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Affiant

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

Notary Public

My commission expires: 9-9-2014

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Sarah Elizabeth Williams Derek Justin Williams	SunTrust Mortgage	
1711 Russell St.	901 Semmes Avenue	083-14-0-058.00
Nashville, TN 37206	Richmond, VA 23224	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DAVID WILSON AND KORTNEY WILSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SARAH ELIZABETH WILLIAMS AND DEREK JUSTIN WILLIAMS, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, being Lot No. 91 on the unrecorded plan of part of the Priest Home Place.

Said Lot No. 91 fronts 50 feet on the Northerly side of Russell, formerly Ruth Street, and runs back between parallel lines, with the Westerly margin of South 18th Street, 160 feet to an alley.

Being the same property conveyed to David Wilson and Kortney Wilson, husband and wife by Warranty Deed from Jeanette Dyer Bradley, a married woman of record at Instrument No. 20130301-0020579, dated February 21, 2013 and recorded on March 01, 2013, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeanette Dyer Bradley, subject to a Life Estate in Aolia E. Dyer by Quit Claim Deed from Aolia E. Dyer and Jeanette Dyer Bradley of record in Book 5987, page 920, dated November 23, 1982 and recorded on January 04, 1983, in the Register's Office for Davidson County, Tennessee. The said Aolia E. Dyer predeceased Jeanette Dyer Bradley in 1997.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1711 Russell St., Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of July, 2013.

David Wilson

Kortney Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David Wilson and Kortney Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of July, 2013.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY