THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Bell Title LLC
1616 Westgate Circle
Brentwood, TN 37027
Telephone: 615-221-4335 Fax: 615-369-8606
File No. 13-2104

BILL GARRETT, Davidson County
Trans:T20130072285 DEEDWARR
Recvd: 08/21/13 12:39 2 pgs
Fees:13.00 Taxes:610.13
20130821-0088205

~~PREPARED BY:~~ BOX 50-B RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Property Address:
3014 Whitland Crossing Drive, Nashville, TN 37214
096090B00700CO

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Adrienne Schram**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **Gary Wigart,** an unmarried man hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3014 as shown on Exhibit "B" to that Declaration of Protective Covenants, Conditions and Restrictions for Donelson's Place of record in Instrument No. 200707030079564, as amended in Instrument No. 200707120083113, Instrument No. 200708160098067 and Instrument No. 201010260085599, as corrected by Scrivener's Affidavit in Instrument No. 201011120091023, Register's Office of said County, to which reference is hereby made for a more particular description.

AND BEING THE SAME premises conveyed to Grantor by virtue of a general warranty deed from J2K Builders, LLC, dated February 28, 2012, and recorded March 8, 2012, in the Register of Deeds for the County of Davidson, as Document No. 201203080020201.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2013 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $164,900.00which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $164,900.00
Subscribed and sworn before me this the 19th day of August, 2013.

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Comm: Exp 1-9-16

Affiant

Notary Public

WITNESS Grantor's hand this 19th day of August, 2013.

_____ {Seal}
Adrienne Schram

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 19th day of August, 2013, before me the undersigned officer, personally appeared Adrienne Schram, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

CHARLES A. SULLIVANT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires

_____
Notary Public

My Commission expires: 12/6/16

Grantor's Name:
Adrienne Schram

Grantee's Name:
Gary Wigart
3014 Whitland Crossing Drive
Nashville, TN 37214

SEND TAX STATEMENTS TO THE GRANTEE.