BILL GARRETT, Davidson County
Trans: T20130076454 DEEDWARR
Recvd: 09/04/13 13:14 2 pgs
Fees: 13.00 Taxes: 610.50

20130904-0093184

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of August, 2013 Notary Public MY COMMISSION EXPIRES: 12/3/13 (AFFIX SEAL)

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christy Wilson and Christopher S. Wilson	Churchill Mortgage	182 06 0A 070.00CO
(NAME) 7109 Legacy Drive	(NAME) 761 old Hickory Blvd Ste 400	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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/WE, **James D. Webb, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Christy Wilson and Christopher S. Wilson, 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:

Land in Davidson County, Tennessee, being Lot No. 70, Section One, Old Hickory Hills, as shown by plat appearing of record in Instrument No. 20011023-0115382, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

BEING the same property conveyed to James D. Webb by deed from Valerie S. Webb dated August 3, 2009, of record in Instrument No. 20090817-0077123, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 7109 Legacy Drive, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, 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, has 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.

Witness our hands this **30th** day of **August, 2013**

James Webb

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **James Webb**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **30th** day of **August, 2013**.

Notary Public

My commission expires: 8/20/2016

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Return To:
Realty Title & Escrow Co., Inc.
1139 N.W. Broad St., Ste. 200
Murfreesboro, TN 37129