Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 31372
(Davidson County File Box 9-B)

39-B
File #13-1336

BILL GARRETT, Davidson County
Trans:T20130079884 DEEDWARR
Recvd: 09/16/13 11:17 2 pgs
Fees:13.00 Taxes:1165.50
20130916-0097168

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Troy R. Wilkerson and Michelle Wilkerson, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sarae H. Janes and husband, Frederick J. Lewis**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

A certain tract or parcel of land in Davidson County, Tennessee, State of Tennessee, described as follows; to wit:

Land in Davidson County, Tennessee being Lot No. 168 on the Plan of Brentwood Hall, Section 6, as of record in Book 2331, page 20, Register's Office for said County.

Said Lot No. 168 fronts 112 feet on the southerly side of Stallworth Drive and extends back 184.1 feet on the easterly line and 183.4 feet on the westerly line to a dead line, which is a broken line, measuring 111.9 feet thereon.

Being the same property conveyed to Troy R. Wilkerson by deed from Christopher Hillenmeyer and wife, Jennifer L. Gilbreath Hillenmeyer dated April 10, 2008 of record as Instrument No. 20080502-0045356 Register's Office for Davidson County, Tennessee.

Michelle Wilkerson, spouse of Troy R. Wilkerson, joins in this conveyance to convey any and all marital interest she may have in said property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 5116 Stallworth Drive, Nashville TN, 37220.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 13th day of September, 2013.

Troy R. Wilkerson

Michelle Wilkerson

State of Tennessee)
County of Davidson)

On this 13th day of September, 2013, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Troy R. Wilkerson and Michelle Wilkerson, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/20/14

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 315,000.00.

Affiant

Sworn and subscribed before me on this the 13th day of September, 2013.

Notary Public

My Commission Expires: _____

KAREN FORD MARLIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

NEW OWNER:
Sarae H. Janes
5116 Stallworth Drive
Nashville, TN 37220

RESPONSIBLE FOR TAX PAYMENT:
Pinnacle Bank
150 3rd Ave.South, STE 900
Nashville, TN 37201

TAX MAP-PARCEL #:
146-16-187