BILL GARRETT, Davidson County
Trans:T20130080566 DEEDWARR
Recvd: 09/17/13 14:30 2 pgs
Fees:13.00 Taxes:850.63
20130917-0098011

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way Suite 202
Brentwood, Tennessee 37027
File No.: TN133476

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of September, 2013.

NOTARY PUBLIC

My commission expires: 8/23/2016

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristin R. Aucoin Chad Reynolds 8048 Mandan Drive Brentwood, TN, 37027	Franklin American Mortgage Co. 501 Corporate Center Dr., Ste. 400 Franklin, TN 37067	181030A308.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty Nine Thousand Nine Hundred and 00/100 Dollars ($229,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **NATHAN WIMSATT AND WIFE, MELISA WIMSATT**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **KRISTIN R. AUCOIN AND CHAD REYNOLDS, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot #121, on the plan of Revision One, Phase Two, Addition to Indian Creek Estates, RS-10 Subdivision-Cluster Lot Option, a Planned Unit Development, of record in Instrument No. 20070720-0086788, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Nathan Wimsatt and wife, Melisa Wimsatt, by Warranty Deed from Lifestyle Home Builders, Inc. a TN Corporation, dated 4/8/2009, recorded 4/30/2009, of record in Instrument 20090430-0039359, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 8048 Mandan Drive, Brentwood, TN, 37027.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and will be the responsibility of the Grantees

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 13 day of September, 2013.

NATHAN WIMSATT

Melisa Wimsatt

MELISA WIMSATT

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Nathan Wimsatt and Melisa Wimsatt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 13 day of September, 2013.

Leslie Garside

Notary Public

Leslie Garside

Printed Notary Name

My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY