WARRANTY DEED

JENNIFER CHANDLER COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $115,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 5TH DAY OF SEPTEMBER, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES 01-9-2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-R5671 LATENDRESSE

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Lea V. Latendresse	Christensen Financial, Inc.	12810022000
7800 Sawyer Brown Drive	355 S. Ronald Reagan Way	
Nashville, TN 37221	Longwood Florida 32750	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MIKEL J. WILSON AND WIFE, SHARON L. WILSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

LEA V. LATENDRESSE, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 7800 Sawyer Brown Drive, Nashville, TN 37221

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), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that 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 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 GRANTEE(S), their heirs and/or 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 hand on the 5th day of September, 2013.

Mikel J. Wilson

Sharon L. Wilson

Sharon L. Wilson

Davidson County DEEDWARR
Recvd: 09/19/13 12:12 3 pgs
Fees:18.00 Taxes:425.50
20130919-0098779

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, MIKEL J. WILSON AND SHARON L. WILSON, the bargainor(s), 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 official seal at Brentwood, Tennessee, this 5th day of September, 2013.

Notary Public

My Commission Expires: 9/22/12

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 6A on the Plan of Zone Lot Division Lots 2-10, Section Two, Clunan Heights, of record in Plat Book 6250, Page 27 and amended in Book 6250, Page 362, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mikel J. Wilson and wife, Sharon L. Wilson by Warranty Deed from Steve Hulen and wife, Janice Hulen, recorded on the 17th day of January, 2001 in Instrument No. 20010117-0004851, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ZONE LOT DIVISION LOTS 2-10, SECTION TWO, CLUNAN HEIGHTS, as recorded in Plat Book 6250, Page(s) 27 and Plat Book 6250, Page 362, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6537, Page 70, amended in Book 6541, Page 984 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Certificate of Authenticity

I, Jennifer C. Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jennifer C Cole
Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J Rucker
Notary's Signature

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE