When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130101454 DEEDWARR
Recvd: 12/03/13 13:58 2 pgs
Fees: 13.00 Taxes: 1176.60
20131203-0123081

STATE OF TN
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000.00

Rachelle Caudill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of November, 2013.

Notary Public

MY COMMISSION EXPIRES: 4/17/16

(AFFIX SEAL)

RACHEL HENDERSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew H. Metzelaars	Citibank, NA	110-03-OA-037.00
(NAME)	(NAME)	
4680 Hessey Road	1000 Technology Drive	
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122	O'Fallon, MO 63368	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **John Wilson and Gwen Wilson, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Matthew H. Metzelaars**, hereinafter called the GRANTEE(S), their heirs and/or 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. 37, on the Plan of Final Plat, Phase 2, Lakeside Meadows, as shown on plat of record in Instrument No. 20080512-0089484, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to The Jones Company of Tennessee, LLC by Warranty Deed from Lakeside Meadows, LLC, dated 12/30/2011 and filed for record on 01/03/2012 in Instrument 201201030000196, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Wilson and Gwen Wilson, husband and wife by Warranty Deed from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company, dated 08/03/2012 and filed for record on 08/07/2012 in Instrument 201208070070287, Register's Office for Davidson County, Tennessee.

All matters as set forth per Instrument 200805120048984, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Instrument 200807310078498, as amended of record in Instrument 201109270074551, said Register's Office.
All matters including but not limited to an Easement of record in Instrument 200703280036961, said Register's Office.
Dedication of Easement & Maintenace Agreement for Sewage Pumps, Service Lines, Ingress / Egress and Appurtenances of record in Instrument 201205310047006, said Register's Office.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☐ property, known as 4680 Hessey Road, Mount Juliet, TN 37122

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 27 day of November, 2013.

* John Wilson

* Gwen Wilson

State of Missouri
County of Jasper

Personally appeared before me John Wilson and Gwen Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of November, 2013.

* Notary Public
My Commission Expires: 9/21/2016

Kyle Birkinsha
Notary Public - Notary Seal
State of Missouri
Jasper County
My Commission Expires: 09/21/2016
Commission # 12640041

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122