When recorded return to:
Residential & Commercial Title Services
1720 West End Avenue, Suite 400
Nashville, TN. 37203
(615) 921-8684

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way Suite 202
Brentwood, Tennessee 37027
File No.: TN133753

File No. R13-1697

WARRANTY DEED

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of November, 2013.

NOTARY PUBLIC

My commission expires: 6-1-2015

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
Jessica S. Carter 3037 Bluffhollow Gap Cane Ridge, TN, 37013	New owner	173-08-0-A-117.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventeen Thousand and 00/100 Dollars ($217,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **JOHN E. WILSON AND WIFE, JENEE D. WILSON**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **JESSICA S. CARTER, AN UNMARRIED WOMAN**, hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 99, Final Plat, Section Four, Deer Valley "Cluster Lot Division", as shown of record in Instrument Number 20061012-0126729, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John E. Wilson and wife, Jenee D. Wilson, by Warranty Deed from Lake Forest Homes, Inc., dated 9/30/2011, recorded 10/5/2011, of record in Instrument No. 20111005-0077257, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 3037 Bluffhollow Gap, Cane Ridge, TN, 37013.

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.

BILL GARRETT, Davidson County
Trans:T20130101474 DEEDWARR
Recvd: 12/03/13 14:03 2 pgs
Fees:13.00 Taxes:802.90
20131203-0123093

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

The undersigned covenant with the said Grantee 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 are being paid at closing.

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 Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the ____ day of November, 2013.

JOHN E. WILSON

JENEE D. WILSON

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, John E. Wilson and wife, Jenee D. Wilson, 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 26th day of November, 2013.

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY