Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20130103664 DEEDWARR
Recvd: 12/11/13 12:24 2 pgs
Fees:13.00 Taxes:444.00
20131211-0125550

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Affiant

Subscribed and sworn to before me, this 9th day of December, 2013.

Notary Public
My commission expires: 3/4/15

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

03-1310-38074

Address of New Owner:	Send Tax Bills to:	Tax Information
Cynthia A. Thomas	Regions Bank dba Regions	061-07-0-155.00
807 Maplewood Place	2050 Parkway Office Circle	
Nashville TN 37216	Birmingham, AL 35244	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Thomas Joseph Wilson, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Cynthia A. Thomas**, hereinafter called the Grantees, their successors and 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. 8, Block C, on the Plan of Broadmoor Subdivision, of record in Book 547, Page 161, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cynthia A. Mulligan, unmarried by deed from The Secretary of Housing and Urban Development, dated May 20, 2011, recorded June 14, 2011, of record in Instrument No. 20110614-0045445, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Thomas Joseph Wilson by deed from Cynthia A. Mulligan, unmarried, dated May 9, 2013, recorded May 20, 2013, of record in Instrument No. 20130520-0050522, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 807 Maplewood Place, Nashville, TN 37216

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 my hand this 9th day of December, 2013.

Thomas Joseph Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Thomas Joseph Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 9th day of December, 2013.

State of Tennessee at Large

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 3/4/15.