Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Belinda G. Wilks
2541 Val Marie Drive
Madison, TN 37115

MORTGAGEE
NEW OWNER
SAME

BILL GARRETT, Davidson County
Trans:T20140026164 DEEDWARR
Recvd: 04/17/14 12:53 2 pgs
Fees:13.00 Taxes:765.90
20140417-0032332

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 034-07-O-B
PARCEL 032.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Brian E. Brailey and wife, Robin Brailey,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Belinda G. Wilks, an unmarried woman,** hereinafter called the Grantees, their heirs 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. 32, Enclave at Twin Hills, as shown on the Plat of record in Instrument No. 20071221-0146647 and 20080117-0005451, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brian E. Brailey, an unmarried man, by Warranty Deed from Westview Homes, LLC, dated May 12, 2009 and filed of record in Instrument No. 20090902-0082443, Register's Office for Wilson County, Tennessee. Brian E. Brailey has since married. Robin Brailey is joining in to convey all her right, title and interest in and to said property she may have marital or otherwise.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Instrument No. 20071221-0146647, and in Instrument No. 20080117-00005451; Stormwater Detention Agreement of record in Instrument No. 20060104-0001185; Easement to Qwest Communications International, Inc. of record in Instrument No. 20120228-0017172, Charter Right of Way for CSX Transportation Railroad; easements, covenants conditions and all matters and notes as shown on the plan of record in Instrument No. 20071221-0146647 and in Instrument No. 20080117-0005451, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **2541 Val Marie Drive Madison, TN 37115.**

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 and assigns, forever; and we do covenant with the said Grantees 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 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 our hands this 8th day of April, 2014.

Brian E. Brailey

Robin Brailey

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Brian E. Brailey and Robin Brailey, 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 this 8th day of April, 2014.

NOTARY PUBLIC

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE

My Commission Expires: 03/21/2017

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $207,000.00.

AFFIANT

Subscribed and sworn to before me this 8th day of April, 2014.

NOTARY PUBLIC

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: SEP 2 0 2016