BILL GARRETT, Davidson County
Trans:T20140035469 DEEDWARR
Recvd: 05/21/14 11:07 2 pgs
Fees:13.00 Taxes:3154.25
20140521-0043755

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$852,500.00.**

Affiant

Subscribed and sworn to before me, this the 20th day of May, 2014.

Notary Public

My commission expires: 11-28-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Steven P. Wilson and Sarah E. Wilson, Co-Trustees	**New Owners**	**104-05-0-219.00**
3618 Westbrook Avenue		
Nashville, TN 37205		

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

Land Development.com, Inc., a Tennessee corporation,

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

Steven P. Wilson and Sarah E. Wilson, Co-Trustees of the Steven P. Wilson Trust dated 02/26/2012,

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 the easterly 15 feet of Lot No. 493 and the westerly 45 feet of Lot No. 494 in Richland Realty Company's Division "C", a plan of which is of record in Plat Book 421, page 31, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin each other and front together 60 feet on the north side of Westbrook Avenue and extend back northerly between lines 205 feet, more or less, on the westerly margin and 208 feet, more or less, on the easterly margin to an alley.

Being the same property conveyed to Land Development.Com, Inc., by Deed from Ramona Ward Fite, unmarried, of record in Instrument No. 20130404-0033465, dated March 18, 2013, said Register's Office.

Land Development.Com, Inc. is one in the same company as Land Development.com, Inc., a Tennessee corporation.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **3618 Westbrook Avenue, Nashville, TN 37205**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 20th day of May, 2014.

Land Development.com, Inc., a Tennessee corporation

By: _____

Ardavan Afrakhteh, President

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Ardavan Afrakhteh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President of Land Development.com, Inc., the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Ardavan Afrakhteh as President.

Witness my hand, at office, this **20th** day of **May, 2014.**

Hillary Torrence
Notary Public

My Commission Expires: 11-28-16