BILL GARRETT, Davidson County
Trans:T20140043119 DEEDWARR
Recvd: 06/18/14 11:51 2 pgs
Fees:13.00 Taxes:425.50
20140618-0053135

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$115,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: **MAY 5, 2015**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
REBECCA E. QUIGLEY	**PROSPECT MORTGAGE, LLC**	**044-15-0-056.00**
(NAME) **709 CLEVES STREET**	(NAME) **15301 VENTURA BLVD., SUITE D300**	
(ADDRESS) **OLD HICKORY, TN 37138**	(ADDRESS) **SHERMAN OAKS, CA 91403**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **JOSHUA C. WILSON, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REBECCA E. QUIGLEY, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER 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. 43 on the Plan of Village of Old Hickory, Section A, of record in Book 1424, page 68, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joshua C. Wilson from Camille L. Madeley, a single person, and Marion McLain Madeley, a single widow, by deed dated December 16, 2013 of record as Instrument No. 20131219-0128185, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as shown on the Plan of record in Plat Book 1424, page 68, and any and all other easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

****THIS IS INVESTMENT PROPERTY AND HAS NEVER BEEN THE MARITAL RESIDENCE OF THE GRANTOR .****

Unimproved ( )
This is improved(X) property, known as **709 CLEVES STREET, OLD HICKORY, TN 37138**
(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 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 my hand this 16th day of June, 2014.

JOSHUA C. WILSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joshua C. Wilson**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 16th of June, 2014.

My commission expires: **May 5, 2015**

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON