BILL CARRETT, Davidson County
Trans:T20140044101 DEEDWARR
Recvd: 06/23/14 08:46 2 pgs
Fees:13.00 Taxes:1169.20
20140623-0054327

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-140500110

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$316,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 20th day of JUNE, 2014

Notary Public

MY COMMISSION EXPIRES: 11/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LAURA KINARD 1421 CALVIN AVENUE NASHVILLE, TN 37206	SWBC Mortgage Corporation 9311 San Pedro Avenue #100 San Antonio, TX 78216	083-05-0-411.00

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,

MICHELLE L. WILSON, TRUSTEE OF THE MICHELLE L. WILSON REVOCABLE TRUST DATED APRIL 22, 2008

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

LAURA KINARD, A SINGLE WOMAN AND AND RANDAL COOPER, A SINGLE MAN AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

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. 14 on the plan of Webb and Johnson, of record in Book 57, Page 131, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said property.

BEING PART of the same property conveyed to Michelle L. Wilson, as Trustee of The Michelle L. Wilson Revocable Trust, dated April 22, 2008, by Quitclaim Deed from James B. Wilson, Jr. and wife, Michelle L. Wilson, dated 4/22/08 and recorded 5/2/08 in Instrument No. 20080502-0045102; and the same property previously conveyed to James B. Wilson, Jr. and wife, Michelle L. Wilson, by Quitclaim Deed to Create a Tenancy by the Entirety from James B. Wilson, Jr., through W. Allen Barrett, Trustee, dated 2/14/95 and recorded 2/16/95 in Book 9596, Page 630; and previously conveyed to James B. Wilson, Jr. by Quitclaim Deed from Diane Wilson, dated 3/7/86 and recorded 3/27/86 in Book 6806, Page 79; and previously conveyed to James B. Wilson, Jr. and wife, Diane Wilson, by Warranty Deed from the Heirs at Law of Anna Belle Drake Trotter, dated 11/30/83 and recorded 12/12/83 in Book 6191, Page 937, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1421 CALVIN AVENUE, NASHVILLE, TN 37206**
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 20th day of JUNE, 2014.

THE MICHELLE L. WILSON REVOCABLE TRUST DATED APRIL 22, 2008

BY: MICHELLE L. WILSON, TRUSTEE

JAMES B. WILSON, JR., TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Michelle L. Wilson Trustee and James B. Wilson, Jr., Trustee with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Trustees of The Michelle L. Wilson Revocable Trust dated April 22, 2008 the within named bargainor, and Trust, and that they as such Trustees being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Michelle L. Wilson and James B. Wilson, Jr. as such Trustees.

Witness my hand and official seal at office at Nashville, Tennessee on this the 20th day of June, 2014.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018