Prepared by and when recorded return to:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140061897 DEEDWARR
Recvd: 08/21/14 10:07 2 pgs
Fees:13.00 Taxes:88.80
20140821-0076203

03-1408-38227

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $24,000.00

X Timothy L Wilson
Affiant

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

X Kimbra Spann
Notary Public
My commission expires: 03/04/15

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Timothy L. Wilson 1301 Neelys Bend Road Madison TN 37115	1240 Good Morning Dr. Nashville, TN 37201	052-16-0-A-022.00-CO

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, Elizabeth C. Mann, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Timothy L. Wilson, 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 Unit No. C-22, on the Plan of Neely's Bend Condominium, as established by the Master Deed of record in Book 5483, Page 86, as amended in Book 8277, Page 314, and as shown on the plan of record in Book 5200, Page 200, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Elizabeth C. Mann by deed from Gerald B. Ralph, dated April 14, 2004, recorded April 23, 2004, of record in Instrument No. 20040423-0046135, 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 1301 Neelys Bend Road, 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, 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.

X E.C.M

WITNESS my hand this 20th day of August, 2014.

X Elizabeth C. Mann

Elizabeth C. Mann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Nashville, TN, this 20th day of August, 2014.

X Kimbra Spann

Kimbra Spann
State of Tennessee at Large



My Commission expires 03/04/15