Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #14-1248

BILL GARRETT, Davidson County
Trans:T20140062467 DEEDWARR
Recvd: 08/22/14 14:19 2 pgs
Fees:13.00 Taxes:2266.25
20140822-0076875

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 consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas Smith, and wife, Maria F. Smith**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William Moss Wilson, Jr. and wife, Gail Wilson** , hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the easterly half of Lot No. 8 on the Map of Sunset Park Subdivision as of record in Book 332, Page 132A, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 8 fronts 50.0 feet on the northerly side of West Linden Avenue, formerly Sunset Avenue, and runs back between parallel lines 162.45 feet, more or less, to a dead line, measuring 50.0 feet.

Being the same property conveyed to Thomas Smith and wife, Maria F. Smith, by Warranty Deed from George N. Degerberg, III, in the amount of $353,000.00, dated June 27, 2001, of record as Instrument No. 20010628-0068546 and Instrument No. 20020606-0068811, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2612 West Linden, Nashville TN, 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 14th day of August, 2014.

Thomas Smith by Maria F. Smith Attorney-in-fact
His Attorney-in-Fact

Maria F. Smith

State of Tennessee)
County of Davidson)

On this 14th day of August, 2014, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Maria F. Smith, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

On this the 14th day of August, 2014, before me personally appeared Maria F. Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Thomas Smith acknowledged that such person executed the same as the free act and deed of Thomas Smith.

Notary Public

My commission expires 5/8/18

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 612,500.00.

Affiant

Sworn and subscribed before me on this the 14th day of August, 2014.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
William Moss Wilson, Jr. 2612 West Linden Nashville, TN 37212	Owner	104-15-129