BILL GARRETT, Davidson County
Trans:T20140067148 DEEDWARR
Recvd: 09/09/14 14:36 2 pgs
Fees:13.00 Taxes:530.95
20140909-0082617

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,500.00.

Kristin Booth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF September, 2014.

Notary Public
MY COMMISSION EXPIRES: 7-3-17
File No. G14-9740D

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Sarah Cox and Charles Knapp (NAME)	MILITARY FAMILY HOME LOANS (NAME)	72-8-191
2326 Fernwood Drive (STREET ADDRESS)	1776 WEST LAKES PKWY, SUITE 200 (STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	WEST DES MOINES, IA 50266 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **James B. Wilson, Jr., Sherrill L. Charlton and Evelyn King, Heirs of Evelyn A. Wilson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sarah Cox and Charles Knapp**, 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:

+ WIFE & HUSBAND

Land in Davidson County, Tennessee, being Lot No. 273 on the plan of DALEWOOD, SECTION IV, as shown by plat of record in Plat Book 1835, Page 21, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to James B. Wilson and wife, Evelyn A. Wilson from Steven O. Martin and wife, Frieda Pate Martin, by Deed dated January 15, 1951, in Book 1938, Page 481, in the Register's Office for Davidson County, Tennessee. The said James B. Wilson having since died June 8, 2007 leaving the subject property vested in Evelyn A. Wilson as the surviving tenant by the entirety. The said Evelyn A. Wilson having since died intestate June 26, 2014 leaving James B. Wilson, Jr., Sherrill L. Charlton, and Evelyn King as her heirs at law.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 1835, page 21, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2326 Fernwood Drive, Nashville, TN 37216.

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. Whenever 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 5th day of September, 2014.

James B. Wilson, Jr. — September 05, 2014 Date

Sherrill L. Charlton — September 05, 2014 Date

Evelyn King — September 05, 2014 Date

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 James B. Wilson, Jr., Sherrill L. Charlton and Evelyn King, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 5th day of September, 2014.

My Commission Expires: 3/27/16

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066