Warranty Deed

BILL GARRETT, Davidson County Trans:T20140093038 DEEDWARR Recvd: 12/12/14 10:33 4 pgs Fees:23.00 Taxes:1361.60 20141212-0113850	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $368,000.00 Affiant Subscribed and sworn to before me, this the 2nd day of December, 2014. Notary Public My commission expires: 8-23-16

JOYCE JORDAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Scott Burns Elise Burns	NEW OWNER	
5141 Fredericksburg Way East		171-03-0A-019.00-CO
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SHAYNE E. WILSON, MARRIED AND CHARLES M. COOPER, MARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELISE BURNS AND HUSBAND SCOTT BURNS,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 119 on the Plan of Section 1B, Fredericksburg of record in Plat Book 7900, Page 552, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Timothy L. O Brien and wife, Meredith L. O'Brien by deed from Abbas A. El-Moukaddam and wife, Rana El-Moukaddam of record in Book 11644, page 597, Register's Office for Davidson County, Tennessee, dated August 30, 1999 and recorded on September 01, 1999.

Being the same property conveyed to Shayne E. Wilson, married and Charles M. Cooper, married, as joint tenants with right of survivorship by deed from Timothy L. O'Brien and Meredith L. O'Brien, husband and wife of record in Instrument No. 20130919-0098800 Register's Office for Davidson County, Tennessee, dated September 16, 2013 and recorded on September 19, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 5141 Fredericksburg Way East, Brentwood, TN 37027.

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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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of December, 2014.

Shayne E. Wilson

Charles M. Cooper by Shayne E. Wilson
his attorney-in-fact

STATE OF Texas
COUNTY OF Wharton

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Shayne E. Wilson, individually and as attorney in fact for Charles M. Cooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of December, 2014.

Notary Public

My Commission Expires: 8-7-2016

YOLANDA LINDA GONZALEZ
Notary Public, State of Texas
My Commission Expires
August 07, 2016

Kimberly Wilson, spouse of **Shayne E. Wilson**, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Kimberly Wilson by Shayne E. Wilson
his attorney-in-fact

STATE OF Texas
COUNTY OF Wharton

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Shayne E. Wilson, as attorney in fact for Kimberly Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of December, 2014.

Yolanda Linda Gonzalez
Notary Public

My Commission Expires: 8-7-2016

YOLANDA LINDA GONZALEZ
Notary Public, State of Texas
My Commission Expires
August 07, 2016

Judy C. Cooper, spouse of **Charles M. Cooper**, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Shayne E. Wilson
Judy C. Cooper by Shayne E. Wilson
his attorney-in-fact

STATE OF Texas
COUNTY OF Wharton

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Shayne E. Wilson, as attorney in fact for Judy C. Cooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of December, 2014.

Yolanda Linda Gonzalez
Notary Public

My Commission Expires: 8-7-2016

YOLANDA LINDA GONZALEZ
Notary Public, State of Texas
My Commission Expires
August 07, 2016

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
Fax: 615.650.6699
Ph: 615.650.5100

Date: December 2, 2014 File No.: 14-1378	Property: 5141 Fredericksburg Way East Brentwood, TN 37027
Buyer(s): Scott Burns Elise Burns	Seller(s): Shayne E. Wilson Charles M. Cooper

Proceeds Authorization

The undersigned, Shayne E. Wilson and Charles M. Cooper, hereby authorize American Title and Escrow to disburse seller proceeds in the form of a check made out soley to Shayne E. Wilson from the sale of 5141 Fredericksburg Way East, Brentwood, TN 37027.

Shayne E. Wilson

Charles M. Cooper by Shayne E. Wilson
his attorney-in-fact

Sellers' request made this 2nd day of December, 2014.