WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140094085 DEEDWARR
Recvd: 12/16/14 13:34 2 pgs
Fees:13.00 Taxes:610.50
20141216-0114976

Y-VRES-14-2228

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

GREG FAIR LETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 6, 2017

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 11.6.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Caitlin Reilly	Cornerstone Home Lending, Inc.	
(NAME)	(NAME)	
2228 Ravenwood Drive	1177 West Loop South #200	**72-8-226.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Houston TX 77027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **THE ESTATE OF VINCENT WILKERSON,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **CAITLIN REILLY, A SINGLE WOMAN,** hereinafter called the Grantee, her heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 159, DALEWOOD, SECTION III, as shown on plat of record in Plat Book 1835, Page 20, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from James Edward Wilkerson, Jr., John Randolph Wilkerson, Maurice Wilkerson, and Richard Wilkerson to Vincent Wilkerson as recorded on the 12th day of July, 2005 in Instrument No. 20050712-0080619, corrected at Instrument No. 20060405-0038740 in the Register's office of Davidson County, Tennessee. Said Vincent Wilkerson having since died on April 6, 2014. James Wilkerson, Personal Representative of the Estate of Vincent Wilkerson conveys said property by Order of the Seventh Circuit Court of Davidson County, Tennessee Probate Division Docket No. 14P-1086.

This conveyance is subject to:
- County of Davidson taxes for the year 2015.
- Plat of DALEWOOD, SECTION III, as recorded in Plat Book 1835, Page(s) 20.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2228 Ravenwood Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 11th DAY OF DECEMBER, 2014.

Estate of Vincent Wilkerson

BY: James W Wilkerson Jr.
James Wilkerson, Personal Respresentative

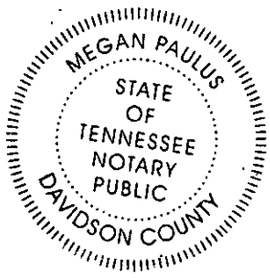
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Wilkerson, Personal Respresentative of the Estate of Vincent Wilkerson, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 15th day of December, 2014.

Megan Paulus
Notary Public

My Commission Expires: 1-9-16



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212