WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140094158 DEEDWARR
Recvd: 12/16/14 15:12 2 pgs
Fees:13.00 Taxes:532.80
20141216-0115064

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS.
$144,000.00.

Affiant

Subscribed and sworn to before me this 16th day of December, 20__.

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Phillip Wilson	Southwest Funding, LP	150-07-0-127.00
3212 Autumn Drive	8848 Greenville Ave. Ste. 100	
Antioch, TN 37013	Dallas, TX 75243	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Christopher R. McMahel and Timothy McMahel**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Phillip Wilson and Cheyenne Wilson, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 97, on the Plan of Section Four-A, The Country, of record in Book 5200, Page 139, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Karen McMahel from Glenn T. Tidwell, unmarried by Warranty Deed on April 19, 2010, of record in Instrument Number 20100421-0030083, Register's Office for Davidson County, Tennessee. Karen McMahel having since died, conveying property to Christopher R. McMahel and Timothy McMahel, her only heirs at law, as evidence by Will of record in Probate Case No. 14P-1468, Circuit Court of Davidson County (Probate Division), Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 5200, Page 138, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5404, Page 770, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3212 Autumn Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 15th, 2014.

Christopher R. McMahel

Timothy McMahel

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF Illinois
COUNTY OF Cook

Before me, a Notary Public in and for said State and County, duly commissioned and ualified, personally appeared **Christopher McMahel** to me known to be the person described n and who executed the foregoing instrument, and acknowledged that he executed the same or the purposes therein contained.

WITNESS my hand and Official Seal at office this December 15th, 2014

My commission expires 4-20-2018

Carol Bowers-Needham
Notary Public

OFFICIAL SEAL
CAROL BOWERS-NEEDHAM
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:04/20/18

STATE OF Illinois
COUNTY OF Cook

Before me, a Notary Public in and for said State and County, duly commissioned and ualified, personally appeared **Timothy McMahel** to me known to be the person described in nd who executed the foregoing instrument, and acknowledged that he executed the same for he purposes therein contained.

WITNESS my hand and Official Seal at office this December 15th, 2014

My commission expires 4-20-2018

Carol Bowers-Needham
Notary Public

OFFICIAL SEAL
CAROL BOWERS-NEEDHAM
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:04/20/18