BILL GARRETT, Davidson County
Trans:T20150001685 DEEDWARR
Recvd: 01/08/15 10:03 3 pgs
Fees:18.00 Taxes:407.00
20150108-0001994

This document prepared by (and after recording return to):

Name: **William Davis, Attorney, P.C.**

Address: **219 Ward Circle, Ste 5**

City, State, Zip: **Brentwood, TN, 37027**

Phone: **615-369-0039**

---Above This Line Reserved For Official Use Only----

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Louis Resha, Jr.,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Steve Wilson**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7, Deer Wood Estates of record in Plat Book 5200, page 220, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to Louis Resha, Jr. and wife, Joan H. Resha by Deed dated 02/3/1959 from Baxter Hooper and wife, Madge Hooper of record in Book 2875, Page 315, Register's Office for Davidson County, Tennessee.

Map & Parcel: 1113-14A-7CO

This property is known as: 7640 Chipmunk Lane, Nashville, TN 37221

—

—

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction

indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 6 day of January 2015.

Louis Resha, Jr. -Grantor

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Louis Resha, Jr., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 6th day of January, 2015.

GERALD A. SMITH JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 6-14-18

Grantee(s) Name, Address:	Send Tax Statement To:
Steve Wilson	New Owner
505 Wolfeboro Ln	
Nashville TN 37221	

STATE OF TENNESSEE
COUNTY OF Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$110,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 16th day of January, 2015.

Affiant

(Seal)

GERALD A. SMITH JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires:

1-14-18