(1)

WARRANTY DEED

PAM S. HOUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $390,000.00.

Matt Shanklin
Affiant

Subscribed and sworn to me on January 8th, 2015.

Pams Houser
NOTARY PUBLIC

My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20150002370 DEEDWARR
Recvd: 01/12/15 08:37 2 pgs
Fees:13.00 Taxes:1443.00
20150112-0002754

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28010SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ann Kelleghan Maas 104 Paxton Court Brentwood, TN 37027	SAME AS NEW OWNER	171-3-A-029 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, William Frank Wilbert and wife, Courtney Lynch Wilbert, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Ann Kelleghan Maas, a single woman, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 216, on the Plan of Section 1, Fredericksburg, a Planned Unit Development of record in Book 7900, page 509, amended in Book 7900, page 552, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to William Frank Wilbert and wife, Courtney Lynch Wilbert by deed from Samuel Hawkins and wife, JoEllen F. Hawkins, dated June 20, 2003, of record in Instrument No. 20030623-0086446, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2015 Davidson County and Brentwood City taxes which have been prorated by the parties and assumed by the Grantee.
2. Fredericksburg Homeowners Association Charter of record in Book 8920, page 40, Register's Office for Davidson County, Tennessee.

3. Fredericksburg Homeowners Association Charter of record in Book 8920, page 40, Register's Office for Davidson County, Tennessee.
4. Surveyors Instrument of Correction of record in Book 9469, page 129, Register's Office for Davidson County, Tennessee.
5. Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20131021-0109635, Register's Office for Davidson County, Tennessee.
6. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 104 Paxton Court, Brentwood, TN 37027.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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. 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 7th day of January, 2015.

William Frank Wilbert

Courtney Lynch Wilbert

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared William Frank Wilbert and wife, Courtney Lynch Wilbert to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on January 7th, 2015.

NOTARY PUBLIC

My Commission Expires: 9.12.17

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY