BILL GARRETT, Davidson County
Trans:T20150014504 DEEDWARR
Recvd: 02/27/15 12:38 2 pgs
Fees:13.00 Taxes:851.00
20150227-0017105

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $230,000.00.

Affiant

Subscribed and sworn before me this the 25th day of February, 2015.

Notary Public
My commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Shannon Lee Stevens 1414 Shelton Ave Nashville, TN 37216	F & M Bank 50 Franklin Street Clarksville, TN 37040	07204004200

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ROBERT WILSON AND MEGAN WILSON, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SHANNON LEE STEVENS, MARRIED hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

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. 8, Block B, on the plan of Inglewood Golf Club Estates, as shown by plat of record in Plat Book 843, Page 98, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robert Wilson and Megan Wilson, husband and wife by Warranty deed from Kent M. Alexander, a single person of record in Instrument No. 20130221-0017581 Register's Office for Davidson County, Tennessee, dated 2/19/2013 and recorded on 2/21/2013.(Value of consideration shown in aforementioned deed $158,500.00.)Being the same property conveyed to Kent M. Alexander, a single person by deed from Ronnie D. Fie, a single person of record in Book 11437, page 267, Register's Office for Davidson County, Tennessee, dated 4/16/1999 and recorded on 4/19/1999
Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1414 Shelton Ave, Nashville, TN 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 25th day of February, 2015.

Robert Wilson

Megan Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert Wilson and Megan Wilson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of February, 2015.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY