RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20150020139 DEEDWARR
Recvd: 03/19/15 12:00 2 pgs
Fees:13.00 Taxes:603.10
20150319-0023768

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00.

Kim Hicks
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of March, 2015.

NOTARY PUBLIC

My commission expires: 10/30/16

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 61288-24805

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Denise H. Darden Gordon Darden 505 Welschcrest Ct. Cane Ridge, TN 37013	New Owner	149-15 0A 404.00CO

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Three Thousand and 00/100 Dollars ($163,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JAMES K. WILCOX, JOINED BY HIS WIFE, KRISTA WILCOX,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DENISE H. DARDEN AND GORDON DARDEN, WIFE AND HUSBAND,** hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 112 on the Plan of Cambridge Forest, Phase Ten, R-15 Residential PUD, of record in Instrument Number 20070103-0001061, recorded January 3, 2007, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to James K. Wilcox, an unmarried man, by Warranty Deed dated December 6, 2010 and recorded December 9, 2010, of record in Instrument Number in 20101209-0098129, in the Register's Office of Davidson County, Tennessee. The said James K. Wilcox having since married.

The address of the herein described property is believed to be 505 Welshcrest Court, Cane Ridge, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

Krista Wilcox joins in this conveyance to convey any interest she may have obtained in the subject property as the spouse of James K. Wilcox.

WITNESS MY/OUR HANDS, this the 13th day of March, 2015.

JAMES K. WILCOX

KRISTA WILCOX

STATE OF FLORIDA
COUNTY OF Miami-Dade

Personally appeared before me, a Notary Public, James K. Wilcox and Krista Wilcox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 13th day of March, 2015.

Notary Public Federico B. Saiki

My commission expires: 30 MAR 2016

FEDERICO B. SAIKI
Notary Public - State of Florida
My Comm. Expires Mar 30, 2016
Commission # EE 164041
Bonded Through National Notary Assn.