Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $592,000.00

Affiant

Subscribed and sworn to before me, this 26th day of March, 2015.

Notary Public
My commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans: T20150022441 DEEDWARR
Recvd: 03/27/15 09:36 2 pgs
Fees: 13.00 Taxes: 2190.40
20150327-0026463

Address of New Owner:	Send Tax Bills to:	Tax Information
Bryce J. Vandiver 297 Fairfax Avenue Nashville, TN 37212	Suntrust Mortgage, Inc. 901 Semmes Ave., RVW5023 Richmond, VA 23224	104100277.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gregory A. Wilber and Karen H. Wilber, husband and wife, as joint tenants with right of survivorship,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Bryce J. Vandiver and Rebecca E.K. Vandiver, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land 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 1 on the resubdivision of Lot 1 on the Plan of Alan D. Ratner's Subdivision of record in Plat Instrument Number 20031107-0163775, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Gregory A. Wilber and Karen H. Wilber by Quitclaim Deed from Gregory A. Wilber and Karen J. Huff, recorded on June 19, 2013, in Instrument Number 20130619-0062556, Register's Office for Davidson County, Tennessee.

This property is improved property known as **297 Fairfax Avenue, Nashville, TN, 37212**

This conveyance is subject to the following: (1) Taxes for the year 2015, a lien, not yet due and payable; (2) Covenants, conditions, and restrictions as set forth in instrument recorded Instrument Number 20050520-0057044, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons; (3) all matters appearing of record in Plat Map Instrument Number 20031107-0163775, said Register's Office.

BOX 10-A

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

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 26th day of March, 2015.

Gregory A. Wilber

Karen H. Wilber

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gregory A. Wilber and Karen H. Wilber** the bargainor(s), 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 official seal at this the 26th day of March, 2015.

Notary Public

My Commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2015023453