PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 31st day of March, 2015, by and between Regina A Shaw, an unmarried woman, party of the first part, and Jon Bradford Wilson, III, unmarried and Meaghan Elizabeth Wilson, unmarried, as Joint Tenants with Right of Survivorship, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 205 on the Plan of Edgefield Land Company's First Subdivision, as of record in Book 57, Page 130, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being all or part of the same property conveyed to Regina A. Shaw by virtue of that certain Warranty Deed dated September 30, 1994, at Book 9486, Page 770 in the Register's Office of Davidson County, Tennessee.

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; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Regina A Shaw

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Regina A Shaw, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of March, 2015.

Notary Public

My Commission Expires: 7.3.17

BILL GARRETT, Davidson County
Trans: T20150024344 DEEDWARR
Recvd: 04/02/15 11:44 2 pgs
Fees: 13.00 Taxes: 773.30
20150402-0028766

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Jon Bradford Wilson III and Meaghan Elizabeth Wilson

1508 Long Avenue
Nashville, TN 37206

Tax Parcel No 09401038800

Property Address: 1508 Long Avenue
Nashville, TN 37206

MAIL TAX
BILLS TO: NEW OWNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $209,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Robin Edwards
AFFIANT

SUBSCRIBED AND SWORN TO before me this 31st day of March, 2015.

Janice H. Collins
Notary Public

My Commission Expires: 9-11-17

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE