RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN155710

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150027887 DEEDWARR
Recvd: 04/14/15 11:28 3 pgs
Fees:18.00 Taxes:398.98
20150414-0032880

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,831.66.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of April, 2015.

NOTARY PUBLIC

My commission expires: 11-3-18

BROOKE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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
Ben Wilson 181 Due West Drive Mount Juliet, TN 37122	Same address as new owner	151-10-0-A-292.00 CO

FOR AND IN CONSIDERATION of the sum of One Hundred Seven Thousand Eight Hundred Thirty One and 66/100 Dollars ($107,831.66), 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, **RICHARD VAN KLUYVE, MARRIED AND DANIEL WEST,** Single, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BEN WILSON, A MARRIED MAN**, hereinafter called the Grantee(s), his 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 all of Lot No. 217 on the plan of Phase 3, Villages of Long Hunter, a Planned Unit Development, of record in Instrument No. 200307070093205, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard Van Kluyve, and Daniel West, by Quitclaim Deed from Ben Wilson, dated 6/8/2012, recorded 7/18/2012, of record in Instrument No. 20120718-0063255, in the Register's Office for Davidson County, Tennessee. The subject property is not now or ever has been the principal residence of the grantors.

Being the same property previously conveyed to Ben Wilson by Quitclaim Deed from Richard Van Kluyve and Daniel West, dated 8/25/2010, recorded 9/3/2010, of record in Instrument No. 20100903-0070126, said Register's Office.

AND BEING the same property previously conveyed to Richard Van Kluyve and Daniel West by Warranty Deed from Laura A. McGee and Joshua A. McGee, dated 2/14/2007, recorded 2/15/2007, of record in Instrument No. 20070215-0019539, said Register's

Office.

The address of the herein described property is believed to be 7109 S Hampton , Old Hickory, 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), his 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), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 2nd day of April, 2015.

RICHARD VAN KLUYVE

DANIEL WEST

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Richard Van Kluyve ~~and DANIEL WEST~~ mm, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 2nd day of April, 2015.



M. Menke
Notary Public

Megan Menke
Printed Notary Name

My commission expires: 5-8-2018

The address of the herein described property is believed to be 7109 S Hampton , Old Hickory, 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), his 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 2014 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), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 2nd day of April, 2015.

DANIEL WEST

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and seal, this the 2nd day of April, 2015.

LEEZA OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Exp. 9-11-2017

Notary Public

Leeza Osborne
Printed Notary Name

My commission expires: 9-11-17