Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20150029222 DEEDWARR
Recvd: 04/17/15 15:08 2 pgs
Fees:13.00 Taxes:2513.19
20150417-0034487

39-B
File #15-1088

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeff Wilson, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Shane Tallant and Ashlee Autumn Tallant, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 3 of Section A on the Map of the Resubdivision of part of Royal Oaks, of record in Book 1424, page 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said Lot No. 3 fronts 100.13 feet on the westerly side of Royal Oaks Place and runs back 223.5 feet on the northerly line and 225 feet on the southerly line, to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Jeff Wilson and wife, Sally H. Wilson by Warranty Deed from Randall Phillip Kozak and wife, Currin Mifflin Kozak dated June 15th, 1993 of record in Book 8990, page 560, Register's Office for Davidson County, Tennessee. Sally H. Wilson is now deceased.

Jeff Wilson and Jeffrey D. Wilson are one and the same person.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 617 Royal Oaks Place, Nashville, TN, 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 15th day of April, 2015.

Jeffrey D. Wilson by John S. Hicks, Jr., Attorney in Fact

State of Tennessee)
County of Davidson)

On this 15th day of April, 2015 before me personally appeared John S. Hicks, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jeffrey D. Wilson acknowledged that such person executed the same as the free act and deed of Jeffrey D. Wilson.

Notary Public

My Commission Expires: 1-8-19

NICOLE L. STEEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 679,240.00.

Affiant

Sworn and subscribed before me on this the 15th day of April, 2015.

Notary Public

My Commission Expires: _____

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Shane Tallant	NEW OWNER	130-3-61.00
617 Royal Oaks Place		
Nashville, TN 37205		