WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 12-15-15

(AFFIX SEAL)

MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

P-VRES-15-3721

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kevin T. Wilkinson and Kathryn Vaughn Wilkinson	**Kevin T. Wilkinson and Kathryn Vaughn Wilkinson**	
(NAME) **1848 Primrose Ave**	(NAME) **1848 Primrose Ave**	**061-14-0-175.00**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS) **Nashville, TN 37212**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **VANESSA R. SMITH, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KEVIN T. WILKINSON AND KATHRYN VAUGHN WILKINSON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of E. B. Craig's Subdivision of the Crownover Property of record in Plat Book 894, Pages 640 and 641, in the 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. 95 fronts 50 feet on the Westerly side of Burrus Street and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Vanessa R. Smith, unmarried by Warranty deed from Richard D. Copelin and wife, Virginia Copelin of record in Book 8207, Page 430, Register's Office for Davidson County, Tennessee, dated September 27, 1990 and recorded on October 01, 1990.

Grantor's spouse joins in the execution of this Deed for the purpose of conveying any and all interest, marital or otherwise, that he may have in said property.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 894, Page (s) 640 and 641, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3721 Burrus Street , Nashville, Tennessee 37216**.

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 we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. 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.

BILL GARRETT, Davidson County
Trans:T20150034459 DEEDWARR
Recvd: 05/05/15 13:02 2 pgs
Fees:13.00 Taxes:521.70
20150505-0040822

Witness my/our hand(s) this the 23rd DAY OF APRIL, 2015.

Vanessa R. Smith

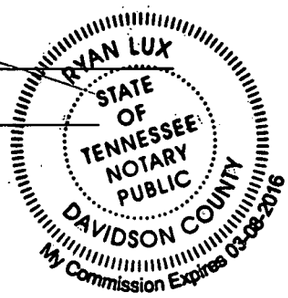
Lannie O. Smith, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VANESSA R. SMITH and LANNIE O. SMITH, SR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of April, 2015.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212