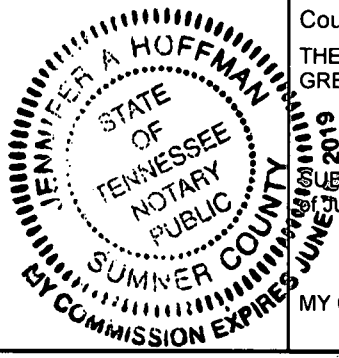
WARRANTY DEED



State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2015

Notary Public

MY COMMISSION EXPIRES: 6-18-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Clifford S. Kent Jr.	Same as new owner	129 14 0A 039.00
(NAME)	(NAME)	
544 River Run Dr.		
(ADDRESS)	(ADDRESS)	
Maryville, TM 37804		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **James Wilson, an unmarried man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Clifford S. Kent Jr.,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 404 of Wessex Towers Condominium, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5414, Page 634, as amended, in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plan of Wessex Towers Condominium Apartments, of record in Book 5200, Page 142, said Register's office, for a more complete identification and description of such Unit.

BEING the same property conveyed to James Wilson, unmarried, by Warranty Deed from Dennis Astren, Executor under the Last Will & Testament of Margaret C. Astren and Dennis and Kim Astren, Devisees under the Last Will and Testament of Margaret C. Astren, dated November 27, 2012 and recorded December 6, 2012 in Instrument No. 20121206-0112303, as corrected by Scrivener's Affidavit recorded January 29, 2013 in Instrument No. 20130129-0009023, in the Register's Office of Davidson County, Tennessee.

Subject to taxes for the year 2015 and subsequent years, a lien, but not yet due and payable.

Subject to the plan of record in Book 5200, page 142, said Register's Office.

Subject to all matters contained in Master Deed and By-Laws of record in Book 5414, Page 634, as amended in Book 5599, Page 39, Book 5792, Page 982, Book 6478, Page 742, Book 7473, Page 977, Book 9935, Page 486, Book 10705, Page 777, Instrument No. 20011127-0129399, Instrument No. 20080624-0065008 and Instrument No. 20120516-0042527, said Register's Office.

Subject to HOA Charter of record in Book 5412, Page 451, said Register's Office.

Subject to mandatory HOA dues.

BILL GARRETT, Davidson County
Trans:T20150058944 DEEDWARR
Recvd: 07/20/15 13:40 2 pgs
Fees:13.00 Taxes:814.00
20150720-0070684

unimproved ☐

This is improved ☑ property, known as 6666 Brookmont Ter, Unit 404, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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/our hands this 15th day of July, 2015.

James Wilson

State of Tennessee
County of Sumner

Personally appeared before me James Wilson, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of July, 2015.

Notary Public
My Commission Expires: 6-18-19



File No.: 20151108