WARRANTY DEED

2015-148

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13th day of July, 2015.

(Affix Seal)

Notary Public

My Commission Expires: 6-30-2019

APRIL C. CHRISTOPHER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

ANCHOR TITLE, LLC

725 Cool Springs Boulevard, Suite 201

Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
James S. Wilson 808 Usher Drive Madison, TN 37117	Franklin American Mortgage Company 501 Corporate Center Drive Suite 400 Franklin TN 37067	052.04-0C-020.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Adolfo Antonio Beltran and Albertina Raun Beltran, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto James S. Wilson, 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:

The land with all the buildings and improvements thereon, situated at 808 Usher Drive, Town of Madison, Davidson County, State of Tennessee, said premises being further described as follows:

Being lot No. 20 on the Plan of Ravenswood, as of record in Instrument #20001211-0121554, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Adolfo Antonio Beltran and wife, Albertina Rauno Beltran from Roddick L. Miller and wife, Tiffany N. Miller by Warranty Deed dated May 4, 2007 and recorded May 15, 2007 in Instrument #20070515-0058250, Register's Office for Davidson County, Tennessee.

( ) unimproved

This is (X) improved property know as 808 Usher Drive, Madison, TN 37115.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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:T20150059780 DEEDWARR
Recvd: 07/22/15 11:56 2 pgs
Fees:13.00 Taxes:525.40
20150722-0071783

Witness my/our hand(s) this 13th day of July, 2015

Adolfo Antonio Beltran

Albertina Raun Beltran

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Adolfo Antonio Beltran and Albertina Raun Beltran, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 13th day of July, 2015.

Notary Public
My Commission Expires: 6-30-2019

