BILL GARRETT, Davidson County
Trans:T20150059814 DEEDWARR
Recvd: 07/22/15 12:56 2 pgs
Fees:13.00 Taxes:610.50
20150722-0071818

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of July, 2015.

Notary Public
My commission expires: 8/18/18

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

05-1506-66611

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jared Wilson 3101 Jonesboro Drive Nashville TN 37214	Same address as new owner	096-14-0-028.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Linda L. Stroud, a single woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jaredd A. Wilson and wife, Cynthia C. Lyles-Scott hereinafter called the Grantees, their successors 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 Lot No. 237, on the Plan of Hickory Bend, Section 4, of record in Book 4175, Page 34, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James W. Stroud by deed from Joy D. Caldwell and husband Ben O. Caldwell, dated June 1, 1995, recorded June 7, 1995, of record in Book 9693, Page 979, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to James W. Stroud Linda L. Stroud, husband and wife by Quitclaim Deed from James W. Stroud, dated June 13, 1998, recorded October 21, 1998, of record in Book 11163, Page 220, Register's Office for Davidson County, Tennessee.

James W. Stroud having since died on April 15, 2011.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3101 Jonesboro Drive, Nashville, TN 37214.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 15th day of July, 2015.

Linda L. Stroud

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Linda L. Stroud**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 15th day of July, 2015.

State of Tennessee at Large

My Commission expires: 4/17/16

