THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 462,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF AUGUST, 2014. Notary Public MY COMMISSION EXPIRES: 10/30/16 (AFFIX SEAL)

TONJA BARRON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-07431

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer L. Cassani	Jennifer L. Cassani	MAP 104-16
1907 Beechwood Avenue	984 Grandview Dr.	PARCEL 237.00
Nashville, TN 37212	Folsom CA 95630	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Walter G. Wilson, an unmarried person**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer L. Cassani and Mark A. Cassani, wife and husband**

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 the westerly one-half of Lot No. 222 on the Plan of Belmont Land Company's Plan called Belmont Heights, of record in Plat Book 421, Page 34, in the Register's Office for Davidson County, Tennessee.

Said property fronts 50 feet on the southerly margin of Beechwood Avenue and extends back between parallel lines 175 feet to an alley.

Being the same property conveyed to Walter G. Wilson, unmarried by Warranty Deed from James Vance Fentress, Jr. and wife, Stephanie Josephine Potts, of record in Book 10701, Page 353, Register's Office for Davidson County, Tennessee, dated November 19, 1997 and recorded on December 1, 1997.

This conveyance is subject to the easement of record as Instrument 20060519-0059158, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1907 Beechwood Avenue, Nashville, TN 37212.**

BILL GARRETT, Davidson County
Trans: T20150070021 DEEDWARR
Recvd: 08/19/15 14:18 2 pgs
Fees: 13.00 Taxes: 1709.40
20150819-0083703

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 hand this the 14th day of August, 2015.

Walter G. Wilson by Michael Dobo, Attorney-in-Fact

his attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael Dobo** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Walter G. Wilson**, as his Attorney in Fact, as the free act and deed of the within named **Walter G. Wilson**.

Witness my hand and official seal this the 14th day of August, 2015.

My Commission expires 1-4-16

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN