THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32578-07-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $575,000.00. Affiant Subscribed and sworn to before me this 28th day of August, 2015. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Comm. Expires November 6, 2017

WARRANTY DEED

Address New Owner: Brent K. Wiles, Ann D. Wiles 3010 Medial Ave. Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 117 02 0 103 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Fain Wood and wife, Natalia Vladimirovna Wood**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brent K. Wiles and Ann D. Wiles, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

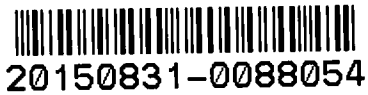
This is improved property located at 3010 Medial Ave., Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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:T20150073795 DEEDWARR
Recvd: 08/31/15 12:32 3 pgs
Fees:18.00 Taxes:2127.50



20150831-0088054

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of August, 2015.

David Fain Wood
BY: Stephen F. Wood, Sr., Attorney-In-Fact

Natalia Vladimirovna Wood
BY: Stephen F. Wood, Sr., Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen F. Wood, Sr., 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 for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said David Fain Wood and Natalia Vladimirovna Wood and is authorized by the said David Fain Wood and Natalia Vladimirovna Wood to execute this instrument on their behalf.

Witness my hand, at office, this 28th day of August, 2015.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 19 of Block 4 on the Plan of Map of The Stokes Tract, as of record in Plat Book 974, page 24, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to David Fain Wood and wife, Natalia Vladimirovna Wood, by deed dated October 20, 2009 from David L. Denson and wife, Catherine F. Denson, of record in Instrument No. 20091021-0097427, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2015, having been prorated by the parties and assumed by the Grantees.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. All matters appearing on the Plan of record as Plat Book 974, page 24, Register's Office for Davidson County, Tennessee.