BILL GARRETT, Davidson County
Trans:T20150100894 DEEDWARR
Recvd: 11/30/15 10:18 2 pgs
Fees:13.00 Taxes:673.40
20151130-0120262

This instrument prepared by and after recording return to:

Ally Title
310 Billingsly Court
Franklin, Tennessee 37067

WARRANTY DEED

****

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Joyce V. Mickanin	**Same as New Owner**	**064-16-0E-052.00-CO**
547 Griffin Circle		
Hermitage, Tennessee 37076-1462		

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That **Rebecca Faye Wilson** (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **Joyce V. Mickanin** (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has **GRANTED, SOLD AND CONVEYED**, and by these present do **GRANT, SELL AND CONVEY**, unto the Grantee that certain tract or parcel of real property situated in **Davidson County, Tennessee**, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being all of Unit No. 52, in Building 14, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-1, to the Declaration of Covenants, Conditions and Restrictions filed for record in Instrument No: 20061025-0132473, and amended in Instrument No. 20061106-0137656, and as amended in Instrument No. 20071105-0130490, Register's Office for said county, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Rebecca Faye Wilson, an unmarried woman by warranty deed from Phillips Builders, LLC, a Tennessee limited liability company of record in Instrument No. 20110301-0016571 Register's Office for Davidson County, Tennessee, dated February 25, 2011 and recorded on March 01, 2011. (Value of consideration shown in aforementioned deed $158,645.00)

Being also known as 547 Griffin Circle, Hermitage, TN 370761462.

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, her successors and assigns, forever, subject to those matters as set forth herein.

The Grantor covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set

forth herein; that the Grantor has good right and lawful authority to sell and convey the property; that the Grantor has done no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind herself, her successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantee, her successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of this, the 19th day of **November, 2015.**

Rebecca Faye Wilson

Rebecca Faye Wilson

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, **Rebecca Faye Wilson**, the Grantor, 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 on this 19th day of **November, 2015.**

Carol L. Grice

Notary Public

CAROL L. GRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: June 21, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this property (whichever is greater) is **$182,000.00**.

Sworn to and subscribed before me this 23 day of **November, 2015.**

Elizabeth Cole

Affiant

Notary Public

WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/27/16