RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156802

BILL GARRETT, Davidson County
Trans:T20160003186 DEEDWARR
Recvd: 01/13/16 10:26 2 pgs
Fees:13.00 Taxes:568.83
20160113-0003537

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,737.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of January, 2016.

NOTARY PUBLIC

My commission expires: 11-5-2019

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Novia Wilson 338 Old Pleasant Grove Road Mt. Juliet, TN 37122	Same address as new owner	075 12 0C 053.00CO

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Three Thousand Seven Hundred Thirty Seven and 00/100 Dollars ($153,737.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **GREGG W. BEVIER**, married hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **NOVIA WILSON**, an unmarried woman hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot and Unit Number 1102, Parcel No. 53 (erroneously referred to as Parcel No. 52 in previous deed) Building No. 11, as shown on the Brookside Park (Villa) Townhomes, Phase Two, a Horizontal Property Regime with Private Elements, of record in Instrument #200010100100359, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Gregg W. Bevier, married by deed dated July 6, 2001 and recorded at Instrument #20010712-0074572, said Register's Office.

The address of the herein described property is believed to be 751 Tulip Grove Road #1102, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

Subject property is not the marital residence of Grantor and/or spouse.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 12th day of January, 2016.

Gregg W. Bevier by Vicki Louallen his attorney in fact

GREGG W. BEVIER BY VICKI LOUALLEN,
HIS ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Vicki Louallen, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Gregg W. Bevier, and who acknowledged that she executed the same as the free act and deed of the said Gregg W. Bevier, by virtue of a Power of Attorney, duly executed and appearing of record in Book ~~*~~ ____, page _____, said Register's Office.

* 20160113-0003536

WITNESS my hand and seal, this the 12th day of January, 2016.

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tabatha Edwards
Notary Public

Tabatha Edwards
Printed Notary Name

My commission expires: 11-5-19