STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1,125,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 15th day of January, 2016.

NOTARY PUBLIC

My commission expires: 6/2/2018

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC

2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Kenneth W. Wilmes and Dawn M. Wilmes	Bank of America, N.A. c/o PHH Mortgage	054130B00200CO
(NAME)	(NAME)	
805 Azura Landing	5201 Gate Parkway	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Jacksonville, FL 32256	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Doug Myhand Construction, LLC,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Kenneth W. Wilmes and Dawn M. Wilmes, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 2, on the Final Plat, River Oaks Major Subdivision, of record in Plat Instrument No. 20141007-0092682, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Doug Myhand Construction, LLC by deed from Parlay, LLC, of record in Instrument No. 20141203-0110805, Register's Office of Davidson County, Tennessee.

2016 property taxes a lien, not yet due and payable.

This property is __unimproved _X_improved property known as: 805 Azura Landing, Old Hickory, TN 37138

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), forever. I/We covenant with said GRANTEE(S) that I/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 set out herein. I/We do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE(S), his/hers/their successors 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.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject

BILL GARRETT, Davidson County
Trans:T20160008509 DEEDWARR
Recvd: 02/01/16 13:58 2 pgs
Fees:13.00 Taxes:4162.50
20160201-0009580

to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 15th day of January, 2016.

Doug Myhand Construction, LLC

BY: Doug Myhand
ITS: Managing Partner

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Doug Myhand, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Managing Partner (or other officer authorized to execute the instrument) of Doug Myhand Construction LLC, the within named bargainor, a limited liability company, and that as such Managing Partner, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as Managing Partner of said LLC.

Witness my hand and official seal, at office, on this the 3rd day of April, 2015.

Tammy Duncan
Notary Public
My commission expires: 4/17/19



After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122