 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Montgomery The actual consideration or value, whichever is greater, for this transfer is $209,800.00. Affiant Subscribed and sworn to before me, this 7th day of March, 2016. Notary Public My commission expires: 6/12/2017

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Ross Wilks	**Ross Wilks**	**104-06-0F-018.00-CO**
3314 Long Boulevard, Unit C-6	**3314 Long Boulevard, Unit C-6**	
Nashville, TN 37203	**Nashville, TN 37203**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Reed C. Sellers and Kirsten Benson, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Samuel Ross Wilks, an unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit Number C-6 as described in the Master Deed establishing a Horizontal Property Regime of Longview Condominiums, of record in Book 6290, Page 125, and amended in Book 6359, Page 510, and by Book 6365, Page 587 and in Book 10215, Page 26, all of record in the Register's Office for Davidson County, Tennessee and more particularly described in Plat Book 6209, page 101, Registers Office for said County, to which plat reference is hereby made for a more particularly description.

Being the same property conveyed to Reed C. Sellers and Kristen Benson, husband and wife by Warranty deed from Allen C. Perry, married of record in Instrument No. 20140710-0060834 Register's Office for Davidson County, Tennessee, dated June 26, 2014 and recorded on July 10, 2014. The said Kristen Benson being correctly known as Kirsten Benson.

This is improved property known as **3314 Long Boulevard, Unit C-6, Nashville, TN 37203.**

BILL GARRETT, Davidson County
Trans:T20160019249 DEEDWARR
Recvd: 03/09/16 09:53 2 pgs
Fees:13.00 Taxes:776.26
20160309-0022479

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 7th day of March, 2016.

Reed C. Sellers

Kirsten Benson

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, Reed C. Sellers and Kirsten Benson, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 7th day of March, 2016.

Notary Public
My Commission Expires: 8.21.17

SolomonParks File No. 316013

