LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$160,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF **MARCH, 2016.**

Notary Public

MY COMMISSION EXPIRES: 11/5/2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AARON C. NELSON	SNBC MORTGAGE CORP.	**053-06-0B-095.00CO**
(NAME) **2309 RIVERWAY DRIVE**	(NAME) 9311 SAN PEDRO #100	
(ADDRESS) **OLD HICKORY, TN 37138**	(ADDRESS) SAN ANTONIO, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JOSHUA C. WILSON, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AARON C. NELSON,** SINGLE MAN, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 144 on the Plan of Waterford, Phase 5-B, of record in Plat Book 7900, page 838, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joshua C. Wilson from Christopher A. Knab and Layla M. Knab, a married couple, by deed dated October 30, 2015, of record as Instrument No. 20151102-0111011, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plan of record in Plat Book 7900, pages 838-839; Restrictions of record in Book 7463, page 294, Book 8694, page 216, Book 8699, page 462, Book 9530, page 185; By-Laws of record in Book 8715, page 583; Charter of record in Book 8711, page 701; Easements of record in Book 1717, page 30 and Book 2024, page 225; Declaration on Annexation in Book 9530, page 189; Open Space and Amenities in Book 7900, page 985; Common Area of record in Book 9393, page 831 and 833 and Book 8715, page 590; and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.****

Unimproved ( )
This is improved(X) property, known as **2309 RIVERWAY DRIVE, OLD HICKORY, TN 37138**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20160021704 DEEDWARR
Recvd: 03/16/16 15:25 2 pgs
Fees:13.00 Taxes:592.00
20160316-0025160

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand this 14 day of March, 2016.

JOSHUA C. 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 **Joshua C. Wilson**, the bargainor, 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.

Witness my hand and official seal at office this 14 of March, 2016.

My commission expires: **November 5, 2018**

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON