Davidson County DEEDWARR
Recvd: 04/18/16 08:49 3 pgs
Fees:18.00 Taxes:384.80
20160418-0036720

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $104,000.00.

Affiant

STEPHANIE MCPEAKE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this 15th day of April, 2016.

Notary Public
My commission expires: 1-1-17

02-1603-49831

Address of New Owner:	Send Tax Bills to:	Tax Information:
Richard Betts IV 3549 Albee Drive Hermitage TN 37076	New Owners	086-10-0-052.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Wilroy Islands, LLC, an Arkansas Limited Liability Company**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Richard Betts IV**, hereinafter called the Grantees, their successors 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. 80, on the Plan of Chapelwood Section Two, of record in Book 5200, Page 83, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert D. Wilroy and Betty Wilroy, husband and wife by Special Warranty Deed from U.S. Bank National Association, as Trustee on behalf of the Holders of the Home Equity Asset Trust 2005-4 Home Equity Pass Through Certificates Series 2005-4, dated March 19, 2008, recorded April 4, 2008, of record in Instrument No. 20080404-0034247, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Betty Wilroy by Quitclaim Deed from Estate of Robert D. Wilroy, (Pursuant to the Letters of Guardianship of the person and estate and Order entered in the Circuit Court of Independence County, Case No. 32PR-2009-201-3, and in accordance with the Order entered in the Circuit court of Independence County on April 30, 2015, Case No. 32DR-15-88, whereas Brooklyn Wilroy Taylor is appointed as Guardian), dated June 5, 2015, recorded June 15, 2015, of record in Instrument No. 20150615-0056404, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Wilroy Islands, LLC by Quitclaim Deed from Betty Wilroy, dated February 12, 20116, recorded March 2, 2016, of record in Instrument No. 20160302-0019728, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3549 Albee Drive, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 14th day of April, 2016.

Wilroy Islands, LLC

By: Betty Lorene Wilroy
Betty Lorene Wilroy, Trustee of the Betty Lorene Wilroy Trust dated January 19, 2016,
Manager

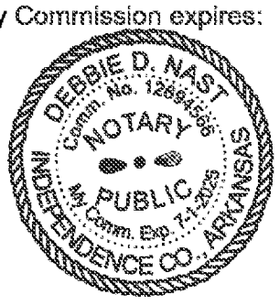
STATE OF ARKANSAS
COUNTY OF Independence

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Betty Wilroy, Trustee of teh Betty Lorene Wilroy Trust dated January 19, 2016**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument in the capacity and for the purposes therein contained, and who further acknowledged that she is the Manager of Wilroy Islands, LLC, and as such Manager, she is authorized by Wilroy Island, LLC to execute this instrument on its behalf.

Witness my hand in Office, this 14th day of April, 2016.

Debbie D. Nast
Notary Public

My Commission expires:



True Copy Certification

I, AMANDA JOLLIFF, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of WILLIAMSON

Personally appeared before me, STEPHANIE McPEAKE, a notary public for this county and state, AMANDA JOLLIFF, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: JANUARY 11, 2017

{Notary' Seal}

