This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW16357

BILL GARRETT, Davidson County
Trans:T20160051966 DEEDWARR
Recvd: 06/20/16 09:27 2 pgs
Fees:13.00 Taxes:773.30
20160620-0062213

Send Tax Bills To:
Stephen A. Wilburn
5452 Edmondson Pike
Nashville, TN 37211

New Owner is:
Stephen A. Wilburn
5452 Edmondson Pike
Nashville, TN 37211

MAP: 161-09-0A

PARCEL: 017.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Erica Smith, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Stephen A. Wilburn and wife, Cheryl S. Wilburn**, hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: 5452 Edmondson Pike, Nashville, TN 37211

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Townhome Unit No. 5452 (a/k/a Unit 8), as set forth in the Master Deed Establishing Brighton Village, and use in the manner provided under the provision of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record in Instrument Number 20080117-0005582; amended in Instrument Number 20080808-0081965, corrected in Instrument Number 20110520-0038914, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Erica Dunville and husband, Nicholas Dunville by Quitclaim Deed from Gary Lee Smith, an unmarried man, dated 7/23/10 and recorded 8/3/10 in Instrument Number 20100803-0060853; and the same property previously conveyed to Erica Dunville and husband, Nicholas Dunville, and Gary Lee Smith, an unmarried man, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated 7/24/09 and recorded 7/24/09 in Instrument Number 20090724-0069728, Register's Office for Davidson County, Tennessee. Subsequently Erica Dunville and Nicholas Dunville having been divorced and Pursuant to Marital Disolution Agreement and Final Divorce Decree, Docket No. 12D962, entered August 8, 2012, Fourth Circuit Court for Davidson County, Tennessee, and pursuant to the same, having executed a Quitclaim Deed to Erica Smith (formerly Erica Dunville), unmarried, being recorded simultaneously herewith in Instrument Number 20160620-0062212, Register's Office for Davidson County, Tennessee.

E.S. by Skm AIF
Sellers Inits.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind herself and her heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 17 day of June, 2016.

GRANTOR:

Erica Smith by Sharon Kim Mott

Erica Smith by Sharon Kim Mott, Attorney-in-Fact

attorney in fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Sharon Kim Mott**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Erica Smith,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument Number 20160620-0062211 of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 17 day of June, 2016.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $209,000.00.

Affiant

SWORN TO and subscribed before me this 17 day of June, 2016.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Notary Public

My Commission Expires: _____