THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 16057537

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $418,000.00.

VAnderson
Affiant

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

Notary Public
My Commission Expires: 4-29-2017

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 4-29-2017

BILL GARRETT, Davidson County
Trans:T20160052161 DEEDWARR
Recvd: 06/20/16 12:03 2 pgs
Fees:13.00 Taxes:1546.60
20160620-0062446

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Celeste Rose Wilson 2807 WESTMORELAND DR Nashville, TN 37212-4714	New Owner	Tax Parcel ID No. 10414 009100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Douglas M. Revere and Adele D. Revere, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Celeste Rose Wilson, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly half of Lot No. 34 on the Plan of Bransford Realty Company's Subdivision of Westmoreland of record in Book 421, Page 16, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 34 fronts 35.0 feet on the Southerly margin of Westmoreland Drive and extends back 174.0 feet on the Easterly line and 177.0 feet, more or less, on the Westerly line to a dead line at an alley in the rear measuring 47.0 feet thereon.

Being the same property conveyed to Douglas M. Revere, and Adele D. Revere, husband and wife by Warranty Deed from Carol Lynn Driver, unmarried, recorded on the 4th day of June, 2012 in Instrument No. 20120604-0048435, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRANSFORD REALTY CO'S SUBDIVISION OF WESTMORELAND PLACE, as recorded in Plat Book 421, Page(s) 16.

This is improved property located at 2807 WESTMORELAND DR Nashville TN 37212-4714.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of June, 2016.

Douglas M. Revere

Adele D. Revere

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Douglas M. Revere and Adele D. Revere, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2016.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

My Commission Expires: _____