This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-31991

State of Tennessee}
County of Davidson}

The actual consideration or value, whichever is greater for this transfer is: $ 125,550.00

Affiant Signature

Subscribed and sworn to before me on this the 15th Day of June, 2016

Notary Public

My Commission expires 10 / 7 / 2019

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: OCTOBER 7, 2019

NAME AND ADDRESS OF PROPERTY OWNER:
Elizabeth Wildman
2501 Barton Ave.
Nashville, TN 37212
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 096160A10800CO

WARRANTY DEED

16NT00090

Effective the 15th Day of June, 2016 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

BETHANY A. PINARD, UNMARRIED

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

ELIZABETH WILDMAN

Hereinafter called the GRANTEES, their 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 LOT NO. 98, ON THE PLAN OF LARCHWOOD, PHASE ONE-G, SECTION FOUR, AS OF RECORD IN PLAT BOOK 11190, PAGE 5, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BETHANY A. PINARD, UNMARRIED BY QUIT CLAIM DEED FROM CONSTANCE V. PINARD, UNMARRIED AS RECORDED 4-19-12 AS INSTRUMENT NO. 20120419-0033346.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS:
515 LAKEBRINK COURT, NASHVILLE, TN 37214.

BILL GARRETT, Davidson County
Trans:T20160053254 DEEDWARR
Recvd: 06/22/16 14:17 2 pgs
Fees:13.00 Taxes:464.54
20160622-0063721

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 13th Day of June, 2016.

BETHANY A. PINARD

State of Massachusetts}
County of ESSEX }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Bethany A. Pinard, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 13th Day of June, 2016.

Notary Public

My commission expires: 10-19-2018

LAURA J. GARDNER
Notary Public
Commonwealth of Massachusetts
My Commission Expires
October 19, 2018