THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16078621**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,925,000.00. Affiant Subscribed and sworn to before me, this 29th day of July, 2016. Notary Public My Commission Expires: 12/18/17

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

BILL GARRETT, Davidson County
Trans: T20160066289 DEEDWARR
Recvd: 08/02/16 10:29 2 pgs
Fees: 13.00 Taxes: 7122.50
20160802-0079563

WARRANTY DEED

Address New Owner: Gary L. Wilson and Mary Beth Wilson 130 Coldstream Road Murfreesboro, TN 37127	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130-15 80.00

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, **Ferrell Haile, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gary L. Wilson and Mary Beth Wilson, husband and wife**, ("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 Lot 10, BLOCK B, TYNE MEADE, SECTION THREE, as shown on plat of record in Plat Book 1424, Pages 12 thru 14, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from William Allen Huggins and wife, Margaret Huggins to Ferrell Haile, married man, as recorded on the 28th day of October, 2014 in Instrument No. 20141028-0099240 and Warranty Deed from Richard Jay Schwartz and wife, Catherine Schwartz to William Allen Huggins and wife, Margaret Huggins, as recorded on the 3rd day of February, 2010 in Instrument No. 20100203-0008484, in the Register's Office of Davidson County, Tennessee.

Subject property is not marital residence of Grantor.

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 TYNE MEADE, SECTION THREE, as recorded in Plat Book 1424, Page(s) 12 thru 14.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4298, Page 754.

This is improved property located at 2609 HEMINGWAY DRIVE Nashville, TN 37215-4011.

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 29th day of July, 2016.

Ferrell Haile

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ferrell Haile, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of July, 2016.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
JULY 3, 2017