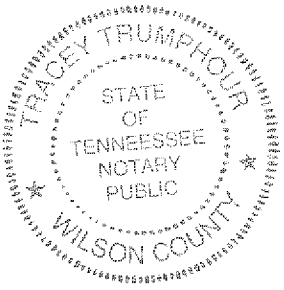
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of September, 2016.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Melanie Pennington	Melanie Pennington	
(NAME)	(NAME)	
323 Autumn Chase Drive	323 Autumn Chase Drive	084-04-0A-323.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 09/09/16 12:00 3 pgs
Fees:18.00 Taxes:740.00
20160909-0095099

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Josef B. Wilson and Dale D. Wilson, Trustees of the Josef B. and Dale D. Wilson Revocable Living Trust Dated 10/29/2004 and**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Melanie Pennington, a married woman**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land situated in the Davidson County, State of Tennessee, described as follows to-wit: Being Unit No. 323, on the Plan of Autumn Chase, Section 2, as shown by plat of record in Plat Book 6900, Page 609, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Josef B. Wilson and Dale D. Wilson Trustee(s) respectively, and his/her/ their successors in a Revocable Living Trust for the benefit of Josef B. Wilson and Dale D. Wilson, under the Terms of the J. B. and D. D. Wilson Family Trust dated 06/29/2004. by Quit Claim Deed dated 06/29/2004 from Josef B. Wilson and wife, Dale D. Wilson of record in Instrument 200407020079181, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Josef B. Wilson and Dale D. Wilson Trustee(s) respectively, and his/ her/ their successors in a Revocable Living Trust for the benefit of Josef B. Wilson and Dale D. Wilson, under the Term of the Josef B. and Dale D. Wilson Trust dated 10/29/2004 by Quit Claim Deed dated 10/29/2004 from Josef B. Wilson and wife, Dale D. Wilson of record in Instrument 200411150136845, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat of record in Book 6900, Page 609, said Register's Office. Master Deed of record in Book 7718, Page 418, said Register's Office. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 323 Autumn Chase Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 7th day of September, 2016.

JOSEF B. WILSON AND DALE D. WILSON,
TRUSTEES OF THE JOSEF B. AND DALE D. WILSON
REVOCABLE LIVING TRUST DATED 10/29/2004

Josef B. Wilson
Trustee

Dale D. Wilson
Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Josef B. Wilson and Dale D. Wilson with whom I am personally acquainted and who proved themselves to be the Trustees of The Josef B. and Dale D. Wilson Revocable Living Trust Dated 10/29/2004, the bargainor, and who, being authorized to do so, acknowledged they executed the foregoing instrument for the purposes therein contained.

Notary Public
My Commission Expires:

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 13, 2019

TRUE COPY CERTIFICATION

I, Kimie Perry, 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 WILSON

Personally appeared before me, Liz. Jones, a notary public for this county and state, Kimie Perry 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: 8-14-17
Notary Seal (if on paper)

LIZ JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY