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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**1620 Westgate Circle, Ste 150**<br>**Brentwood, TN 37027**<br><br>**CRT File No. 16088936** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $280,000.00.<br>Affiant<br><br>Subscribed and sworn to before me, this 15th day of September, 2016.<br><br>Notary Public<br>My Commission Expires: 02/26/17 |

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

# WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Calvin Wilson<br>Leigh Ann Wilson<br>107 Teresa Drive<br>Old Hickory TN 37138-2610 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>053-15-0-022.00 |

**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, **James Dishanni, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Calvin Wilson and Leigh Ann Wilson, husband and wife**, ("Grantees"), their 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 No. 2 on the Plan of Teresa Drive Subdivision of record in Plat Book 3842, Page 82, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 2 fronts 110.0 feet on the Southerly side of Teresa Drive and extends back 145.0 feet on the Easterly line and 145.0 feet on the Westerly line to a dead line measuring 110.00 feet thereon.

Being the same property conveyed to James Dishanni, a married man by Special Warranty deed from Federal Home Loan Mortgage Corporation, by its duly authorized Attorney in Fact, National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services (FAACS) of record in Instrument No. 20090507-0041994 Register's Office for Davidson County, Tennessee, dated March 30, 2009 and recorded on May 7, 2009.

Anne Marie Dishanni joins in this conveyance for the purpose of conveying all right, Title and interest she may have in and to the above referenced property as spouse of James Dishanni.

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.

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 3842, Page 82, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20160081730 DEEDWARR
Recvd: 09/19/16 09:56 2 pgs
Fees:13.00 Taxes:1036.00
20160919-0098020

Provisions set out in Deed of record in Book 2540, Page 121, in the Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 4051, Page 175, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 107 Teresa Drive Old Hickory TN 37138-2610

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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, their 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 September, 2016.

James Dishanni

Anne Marie Dishanni

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Dishanni and Anne Marie Dishanni, 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 September, 2016.

Notary Public
My Commission Expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY