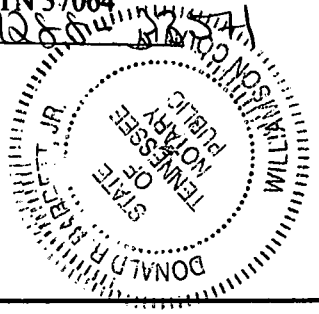
**RETURN TO** **WARRANTY DEED**
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-33571




STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$142,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of September, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/27/17

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Kenneth Hassan Wilson | SWBC Mortgage Corporation | 052 13 OB 132.00 |
| (NAME) | (NAME) | |
| 301 North Royal Oaks Blvd, Apt 3208 | 9311 San Pedro Ave, #100 | |
| (ADDRESS) | (ADDRESS) | |
| Franklin, TN 37067 | San Antonio, TX 78216 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

BILL GARRETT, Davidson County
Trans:T20160082000 DEEDWARR
Recvd: 09/19/16 14:03 2 pgs
Fees:13.00 Taxes:525.40
20160919-0098372

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, we, **James Oscar Sizemore, III, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Kenneth Hassan Wilson, a single man**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Legal Description: Land in Davidson County, Tennessee, being Lot 170 on the Plan of Condominium Site Plan, River Glen, Planned Unit Development, Phase IV, Section 2, of record in Plat Book 9700, Page 858, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James Oscar Sizemore, III, unmarried by Warranty Deed from Fox Ridge Homes, Inc., dated 09/29/2000 recorded 10/09/2000, of record in Instrument No. 20001009-0099989, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Plat Book 9700, Page 858, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 7566, Page 571, First Amendment to Master Deed and Bylaws of recorded in Instrument No. 20040915-0111299, Declaration of Submission of River Glen, Phase IV, Section II of record in Book 11532, Page 610, in the Register's Office for Davidson County, Tennessee.
Deed of Conveyance of record in Book 7061, Page 172, Book 7061, Page 196, Book 9523, Page 164 and Book 9523, Page 168, in the Register's Office for Davidson County, Tennessee.
Articles of Incorporation of record in Book 8069, Page 158, in the Register's Office for Davidson County, Tennessee.
Resolution of record in Instrument No. 20040915-0111301, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed of record in Instrument No. 20041217-0150273, in the Register's Office for Davidson

County, Tennessee.
Boundary Plat of record in Book 6900, Page 650 and Book 6900, Page 651, in the Register's Office for Davidson County, Tennessee.
Easement Contained in Stormwater Detention Agreement of record in Instrument No. 20010816-0088874, in the Register's Office for Davidson County, Tennessee.
Warranty Deed of Flowage Easement of record in Book 2200, Page 119, in the Register's Office for Davidson County, Tennessee.
Easement of record in Book 3961, Page 681, in the Register's Office for Davidson County, Tennessee.

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 3010 Penn Meade Way, 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 13 day of Sept, 2016.

James Oscar Sizemore, III

State of Tennessee
County of Williamson

Personally appeared before me James Oscar Sizemore, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of September, 2016.

Notary Public Donald R. Barrett
My Commission Expires: 8/25/19

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**5107 Maryland Way**
**Brentwood, TN 37027**

