THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Melanie D. Durard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 395,000.00.

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF September, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20160082090 DEEDWARR
Recvd: 09/19/16 15:10 2 pgs
Fees: 13.00 Taxes: 1461.50
20160919-0098517

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hampton J. Tignor	NEW OWNER	MAP
3414 Springbrook Drive		PARCEL 118-10-0-133.00
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Claire Wilson and husband, Lloyd Wilson a/k/a Thomas Lloyd Wilson**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hampton J. Tignor and Megan M. Tignor, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Part of The O.F. Noel Estate, Pleasant Valley of record in Plat Book 1424, Page 63, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christopher Sanders and Angela Sanders, husband and wife by Warranty deed from Palmer K. Harston n/k/a Palmer H. Williams and John Joseph Williams, Husband and wife of record in Instrument No. 20140502-0037175 Register's Office for Davidson County, Tennessee, dated April 30, 2014 and recorded on May 02, 2014.

Being the same property conveyed to Claire Wilson and Lloyd Wilson by Warranty deed from Christopher Sanders and Angela Sanders, husband and wife of record in Instrument No. 20160107-0001598 Register's Office for Davidson County, Tennessee, dated December 12, 2015 and recorded on January 07, 2016.

Being also known as 3414 Springbrook Drive Nashville, Tennessee 37204.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **3414 Springbrook Drive, Nashville, TN 37204.**

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; and we do covenant with the 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, 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 GRANTEES, their heirs and 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 OUY hand(S) this the 7th day of September, 2016.

* Claire Wilson
Claire Wilson

* Thomas Lloyd Wilson
Thomas Lloyd Wilson

STATE OF Texas
COUNTY OF Travis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Claire Wilson** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

REBEKAH REHEA GARZA
NOTARY PUBLIC STATE OF TEXAS
MY COMM. EXP. 7/28/18
NOTARY ID 12990155-1

Witness my hand and official seal this the 7th day of September, 2016.

My Commission expires: 7/28/18

** Rebekah Renea Garza
Notary Public

STATE OF Texas
COUNTY OF Travis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Thomas Lloyd Wilson** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

REBEKAH REHEA GARZA
NOTARY PUBLIC STATE OF TEXAS
MY COMM. EXP. 7/28/18
NOTARY ID 12990155-1

Witness my hand and official seal this the 7th day of September, 2016.

My Commission expires: 7/28/18

** Rebekah Renea Garza
Notary Public