LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $297,500.00.

Affiant

Subscribed and sworn to before me, this ____ day of October, 2016.

Notary Public

My commission expires: 5-6-19

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike Suite 601
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20160088480 DEEDWARR
Recvd: 10/07/16 09:37 2 pgs
Fees:13.00 Taxes:1100.75
20161007-0106207

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Seth Sanders and Kristin Sanders	JP Morgan Chase	128-10-0-248.00
7812 Dan Kestner Court	PO Box 78420	
Nashville, TN 37221	Phoenix, AZ 85062	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Jonathan S. Carlton, Executor, C.T.A. of the Estate of Jonathan Lowry Wilson, Sr.

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Seth A. Sanders and Kristin L. Sanders, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 18 on the Plan of First Revision, Meade Vue Subdivision of record in Plat Book 9700, Page 58, 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 Jonathan L. Wilson, unmarried, by Warranty Deed from Amanda Berger and husband, Brad A. Berger, of record as Instrument No. 20120731-0067610 in the Register's Office for Davidson County, Tennessee; the said Jonathan L. Wilson having since died testate on June 6, 2016, and by his Last Will and Testament of record as Docket No. 16P-1194, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Jonathan S. Carlton, Executor C.T.A. of the Estate of Jonathan Lowry Wilson, Sr. having been authorized to sell, transfer and convey subject property. Jonathan L. Wilson being one and the same person as Jonathan Lowry Wilson, Sr.

This is improved property known as 7812 Dan Kestner Court, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 4th day of October, 2016.

Jonathan S. Carlton, Executor, C.T.A.
of the Estate of Jonathan Lowry Wilson, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jonathan S. Carlton, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he as Executor C.T.A. of the Estate of Jonathan Lowry Wilson, Sr. executed the within instrument for the purposes therein contained and who swore to the statements made above and subscribed his name above in his capacity as Executor C.T.A.

Witness my hand and official seal this 4 day of October, 2016.

Notary Public

My Commission Expires: 8.24.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SolomonParks File No. 316308