This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 162136TN

BILL GARRETT, Davidson County
Trans:T20160090802 DEEDWARR
Recvd: 10/14/16 11:12 2 pgs
Fees:13.00 Taxes:880.56
20161014-0108868

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Scott Charles Wesson **2069 Stanford Village Drive** **Antioch, TN 37013**	F & M 50 Franklin St. Clarksville, TN 37040	**173-11-0-A/55.00**

WARRANTY DEED

For and in 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, **Vicki Livingston, unmarried**, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Mallory Snow Wesson and Scott Charles Wesson, wife and husband,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 26 on the plan of Section Two Stanford Village of record in Instrument No. 200102260017614, 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 Vicki Livingston, an unmarried person by deed from M. Josh Noblitt and wife, Jeannie H. Noblitt, dated 08/26/2004, filed for record on 09/07/2004, in Instrument No. 20040907-0107860, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2016 taxes are a lien and will be the responsibility of the Grantees for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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 **Vicki Livingston** does covenant with the said Grantees that he/she is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Vicki Livingston** further covenants and binds his/her 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.

This is property is known as: **2069 Stanford Village Drive, Antioch, TN 37013**.

Executed on this 12th day of October, 2016.

Vicki Livingston

Vicki Livingston

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of said County and State, **Vicki Livingston**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **she** executed the within instrument for the purposes therein contained.

Witness my hand this 12th day of October, 2016.

Notary Public

TISHA C BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1/25

My Commission Expires: 1-8-19

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $237,990.00.

Scott Charles Nelson

Affiant

Sworn to and subscribed to me, the undersigned, this 12th day of October, 2016.

Notary Public

R. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: March 3, 2020