NAME AND ADDRESS OF NEW OWNERS:
New Life Real Estate, LLC
2602 Loyd Street
Murfreesboro, TN 37129

THIS INSTRUMENT PREPARED BY:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN. 37130

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 01/10/17 14:18 5 pgs
Fees:28.00 Taxes:186.85
20170110-0002926

WARRANTY DEED

WITH ADMINISTRATOR'S QUITCLAIM

(Tax Parcel ID # 148 02 0 073.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Jennifer Wilson,** hereinafter the "Grantor" has bargained and sold and does hereby transfer and convey unto **New Life Real Estate, LLC, a Tennessee limited liability company**, hereinafter the "Grantees" their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, and being all of Lot No. 10, Plan of Luna Heights, Section One, according to survey and plat of same appearing of record in Book 2854, page 50, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Gregory Alan Wilson and Connie White Wilson by Cash Deed for Tennessee dated 09/24/1992 and filed for record on 09/25/1992 in Book 8738, page 473, of the Register's Office of Davidson County, Tennessee. Subject property was further conveyed to Gregory A. Wilson by Final Decree of record in Instrument 20040420-0044468, said Register's Office. The said Gregory Alan Wilson died intestate on 08/04/2016, leaving Jennifer Wilson as the sole surviving heir-at-law.

This conveyance is subject to title to that portion of the premises, if any, embraced within the bounds of any streets, roads and/or highways.

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.

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate and title thereunto belonging unto the said Grantees, their heirs and assigns, forever.

I covenant with the said Grantees that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same; and that the same is unencumbered except as noted herein and for the 2017 real property taxes which will be prorated at closing.

I further covenant and bind myself, my heirs and assigns, to forever warrant and defend the title to said real estate unto the said Grantees, its successors and assigns, against the lawful claims of all persons whomsoever.

The undersigned Jennifer Wilson, Administrator of the Estate of Gregory Alan Wilson, pursuant to the Order of the Probate Court for Rutherford County, Tennessee and by Letters of Administration dated August 31, 2016, whereby Jennifer Wilson was appointed to serve as the Administrator of said Estate, hereby quitclaims any and all interest of said Estate in the herein described property to the said Grantees.

WITNESS OUR HANDS AND SIGNATURES on this the 6th day of January, 2017.

Jennifer Wilson

Jennifer Wilson, Administrator of the
Estate of Gregory Alan Wilson

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Witness my hand at office this 6th day of January, 2017.

Commission expires: 6/17/18

Notary Public

ANGELA HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer Wilson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who, upon oath, acknowledged herself to be the Administrator of the Estate of Gregory Alan Wilson, and that she as such Administrator executed the within instrument for the purposes therein contained.

Witness my hand at office this 6th day of January, 2017.

Commission expires: 6/17/18

Notary Public

ANGELA HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $50,500.00.

Affiant

Witness my hand at office this 6th day of January, 2017.

Commission expires: 5-19-19

Notary Public

LISA CROYLE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-19-2019

True Copy Certification

I, Angela Howard, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Amanda Clifford, a notary public for this county and state, Angela Howard who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Clifford

Notary's Signature

My Commission Expires: 07-31-2019

AMANDA N. CLIFFORD
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY