WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,000.00

Elaine Frye
Affiant

Subscribed and sworn to before me, this 9th day of February, 2017

Notary Public

MY COMMISSION EXPIRES: 4/22/20
(AFFIX SEAL)

Judy S. Wells
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James T. Wilson II	New Owner	173-09-0A
(NAME)	(NAME)	(MAP)
2852 Adara Lane	BILL GARRETT, Davidson County Trans:T20170012332 DEEDWARR Recvd: 02/10/17 08:56 2 pgs Fees:13.00 Taxes:780.70 20170210-0013983	611.00-CO
(ADDRESS)		(PARCEL)
Nashville, TN 37211		
(CITY) (STATE) (ZIP)		

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 consideration, the receipt of which is hereby acknowledged, I/we, Elaine M. Kelley, now known as Elaine Frye, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto James T. Wilson II and Chloe E. Wilson, husband and wife, and James T. Wilson and Pamela Jo Wilson, husband and wife, as tenants in common, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 751 on the Plan of The Revision of Lots 747 through 752 and Open Spaces D and E, Phase Eight, Lenox Village of record in Plat at Instrument No. 20070720-0086819, 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 Elaine M. Kelley, by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20080122-0006678 Register's Office for Davidson County, Tennessee.

Being also known as 2852 Adara Lane, Nashville, Tennessee 37211.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 2852 Adara Lane, Nashville, Tennessee 37211

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 my/our hand(s) this 9th day of February, 2017.

Elaine Frye, formerly Elaine M. Kelley
Elaine Frye, formerly Elaine M. Kelley

Robert Frye by Elaine Frye, Attorney-in-fact
Robert Frye by Elaine Frye,
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Elaine Frye, formerly Elaine M. Kelley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath(s) acknowledged herself to be the within named bargainor(s), and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 9th day of February, 2017.

Notary Public

Judy S. Wells State of Tennessee Notary Public Williamson County

My Commission Expires: 6/22/20

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Elaine Frye with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-Fact for Robert Frye, the within named bargainor, and that she as such Attorney-in-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Robert Frye.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 9th day of February, 2017.

My Commission Expires: 6/22/20

Notary Public

Judy S. Wells State of Tennessee Notary Public Williamson County