Davidson County DEEDWARR
Recvd: 04/10/17 14:55 2 pgs
Fees:13.00 Taxes:1933.25
20170410-0035006

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170311090

CRN-01479

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: ~~$122,300.00~~ $22,500.00

Affiant

Subscribed and sworn to before me, this6th day of April, 2017.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tyler W. Wilson and Lauren M. Wilson 1114 WOODVALE DR Nashville TN 37204-3941	New Owner	Tax Parcel ID No. 13104011900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Justin H. Wilson and Margaret M. Wilson, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tyler W. Wilson and Lauren M. Wilson, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly part of Lot No. 20 of Block 17, on the Plan of College Park, as shown on record in Plat Book 843, Page 29, Register's Office for Davidson County, Tennessee. Said Part of Lot No. 20 fronts 58 feet on the Northerly side of Woodvale Drive and runs back 161.2 feet on the Easterly line and 162.2 feet on the Westerly line to the Southerly line of Lot No. 5 and measures 60 feet thereon.

Being the same property conveyed by Warranty Deed from John N. Moseley and wife, Suzanne M. Moseley to Justin H. Wilson and wife, Margaret M. Wilson as recorded on the 1st day of June, 2011 in Instrument No. 20110601-0041786 and Quitclaim Deed from Justin H. Wilson and wife, Margaret M. Wilson to Justin H. Wilson and Margaret B. Wilson, husband and wife as recorded on the 15th day of January, 2013 in Instrument No. 20130115-0004520, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of COLLEGE PARK, as recorded in Plat Book 843, Page(s) 29.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1114 WOODVALE DR Nashville TN 37204-3941

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of April, 2017.

Justin H. Wilson

Margaret M. Wilson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Justin H. Wilson and Margaret M. Wilson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY