THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE COUNTY OF DAvidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $841,751.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April, 2017. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David S. Wasby & Murielle Y. Wasby	New Owner	MAP 104-15-0
2600 Sunset Place		PARCEL746.00
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Matthew A. Wiltshire, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David S. Wasby and Murielle Y. Wasby, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Mayfield Subdivision, a Revision of Lot 36 and Part of Lot 37 on the Plan of Sunset Park of record in Plat at Instrument No. 20041208-0146172, 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 Matthew A. Wiltshire, unmarried by Quitclaim deed from Lisa M. Wiltshire, unmarried of record in Instrument No. 20131217-0127469 Register's Office for Davidson County, Tennessee, dated December 11, 2013 and recorded on December 17, 2013.

This property is not the residence of the Grantor and is not a marital asset.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) Restrictive Covenant for Detached Structure of record in Instrument Number 20050303-0023686; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plans of record as Instrument No. 20041208-0146172 and Book 332, page 132; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **2600 Sunset Place; Nashville, TN 37212.**

BILL GARRETT, Davidson County
Trans:T20170032750 DEEDWARR
Recvd: 04/19/17 08:30 2 pgs
Fees:13.00 Taxes:3114.48
20170419-0038079

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 hand this the 12th day of April, 2017.

Matthew A. Wiltshire

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 **Matthew A. Wiltshire** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 12th day of April, 2017.

My Commission expires: 1-6-20

Notary Public

JAMES L. WAECHTER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TN