Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20170039300 DEEDWARR
Recvd: 05/09/17 09:45 2 pgs
Fees:13.00 Taxes:1887.00

20170509-0045826

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $510,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of April, 2017.

Notary Public
My commission expires:

02-1703-50172

[redacted]

Address of New Owner:	Send Tax Bills to:	Tax Information:
Dara Wynn 3508 A Wrenwood Avenue Nashville TN 37205	NEW OWNER	104-01-0-N-003.00 CO

[redacted]

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Margaret C. Hamilton, k/n/a Margaret Hamilton Kilgore, Married** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Dara Wynn,** unmarried woman hereinafter called the Grantees, their successors 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 Unit No. 3508A, together with the appurtenant interest in the common elements of Wrenwood Place Townhomes, a horizontal property regime with private elements as established by the Declaration of Restrictive Covenants of record in Instrument No. 20130612-0059665, as supplemented in Instrument No. 20131203-0123095, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Declaration of Restrictive Covenants, and being located upon Lot No. 25 on the Plan of Wrenwood, of record in Book 1130, Page 55, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Margaret C. Hamilton by deed from Martin Construction Company, a Tennessee corporation, dated March 24, 2014, recorded March 26, 2014, of record in Instrument No. 20140326-0024701, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3508 A Wrenwood Avenue, Nashville, TN 37205.

Brantley Kilgore, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

MHK

defend the title to said land to 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 27 day of April, 2017.

Margaret Hamilton Kilgore
Margaret Hamilton Kilgore

Brantley Kilgore, by Margaret H Kilgore attorney in fact
Margaret Hamilton Kilgore
Brantley Kilgore, by Margaret Hamilton Kilgore, His attorney in fact

STATE OF KENTUCKY
COUNTY OF NELSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Margaret Hamilton Kilgore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Brantley Kilgore, and who acknowledged that she executed the same as the free act and deed of said Margaret Hamilton Kilgore.

WITNESS my hand, in Brentwood, TN, this 27th day of April, 2017.

Nancy Talbott
Notary Public

NANCY TALBOTT NOTARY PUBLIC STATE AT LARGE, KENTUCKY

My Commission expires: 10-08-17

State of KENTUCKY
County of NELSON

On APRIL 27, 2017, before me, the undersigned, a notary public in and for said county and state, personally appeared Margaret Hamilton Kilgore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Nancy Talbott
Notary Public

NANCY TALBOTT NOTARY PUBLIC STATE AT LARGE, KENTUCKY

My commission expires: 10-8-17

Revised 10/16/2004