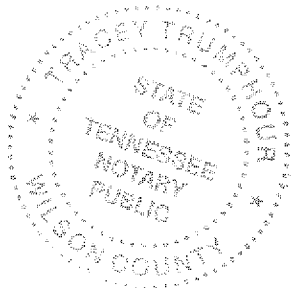
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Pamela Reynolds	First Choice Lending Services, LLC	064130B07900CO
(NAME)	(NAME)	
705 Laurel Hill Drive	9821 Cogdill Rd, S-2	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Knoxville, TN 37932	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 07/17/17 14:18 3 pgs
Fees:18.00 Taxes:536.50
20170717-0071730

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 considerations, the receipt of which is hereby acknowledged, we, **Seth Wilson and Savannah Wilson, both unmarried (erroneously referred to as husband and wife)**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Pamela Reynolds , an unmarried woman and Amanda Muckelroy, a married woman**, hereinafter called the GRANTEE(S), her heirs and/or 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 all of Unit No. 705, of Laurel Hill Courtyard Homes (Formerly The Villages at Southfork, Phase I), of record in Plat Book 6900, Page 573, a Horizontal Property Regime, filed as Exhibit "E" to and established by the Master Deed and By-Laws filed for record in Book 7466, Page 438, as amended in Book 7717, Page 82, and restated in Book 8199, Page 779, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the ByLaws of the Association of Owners.

Being the same property conveyed to Seth Wilson and Savannah Wilson, husband and wife, by Warranty Deed from Rita S. Locke, married, dated 01/02/2015 recorded 01/06/2015, of record in Instrument No. 20150106-0001250, in the Register's Office for Davidson County, Tennessee. The said Seth and Savannah Wilson were erroneously referred to as "husband and wife" and are both unmarried, brother and sister.

This conveyance is subject to: (1) All matters as set forth per Plat Book 6900, Page 573; (2) Master Deed and By-Laws filed for record in Book 7466, Page 438, as amended in Book 7717, Page 82, and restated in Book 8199, Page 779; (3) Easement of record in Instrument 20010607005970O; (4) Charter of record in Book 7872, Page 388 and Book 8209, Page 228; (5) County of Davidson taxes for the year 2015 and subsequent years, a lien not yet ascertainable, due or payable.

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.

unimproved ☐

This is improved ☑ property, known as 705 Laurel Hill Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), her heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), her heirs and/or 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 our hands this 12th day of June, 2017.

Seth Wilson

Savannah Wilson

State of Tennessee
County of Wilson

Personally appeared before me Seth Wilson and Savannah Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of June, 2017.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMBULL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 3/19/19

