BILL GARRETT, Davidson County
Trans:T20170062755 DEEDWARR
Recvd: 07/21/17 14:09 2 pgs
Fees:13.00 Taxes:691.90
20170721-0074058

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE COUNTY OF DAVIDSON
Jennifer S. Ghanem, Esq. **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $187,000.00 Affiant Subscribed and sworn to before me, this 17th day of July, 2017. Notary Public My Commission Expires: 10/19/18

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Jennifer Wilson and Aaron Wilson 1542 Mohawk Trail Madison, TN 37115	~~New Owner~~ Land Home Financial 1355 Willow Way Ste 250 Concord, CA 94520	Tax Parcel ID No. 063-02-0-034.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN EDWARD STANLEY AND KORINA LETICIA STANLEY, HUSBAND AND WIFE,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **AARON WILSON AND JENNIFER WILSON, HUSBAND AND WIFE,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A strip of land immediately south of Lot No. 123 on plan recorded in Plat Book 974, page 26 and described as follows: Beginning on the westerly margin of Whoopee Trail at the southeast corner of Lot 123; thence with the westerly margin of said Trail southwardly 50 feet to the northerly line of the property conveyed to Davidson County by Deed of record in Book 1165, page 612, said Register's Office; thence with Davidson County's northerly line southwestwardly 149 feet; thence northwardly 100 feet to the Southwest corner of said Lot 123; thence with the southerly line of said Lot No. 123 eastwardly 149 feet to the beginning.

Being the same property conveyed to JOHN EDWARD STANLEY AND KORINA LETICIA STANLEY, HUSBAND AND WIFE, by deed from Boetheo, INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY of record in Instrument No. 20160811-0083622, dated August 10, 2016, said Register's Office.

This is improved property commonly known as: **1542 Mohawk Trail, Madison, TN 37115**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and binds themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their 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 17 day of July 2017.

JOHN EDWARD STANLEY

KORINA LETICIA STANLEY

STATE OF TENNESSEE)
)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN EDWARD STANLEY AND KORINA LETICIA STANLEY**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the persons who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 17th day of July, 2017.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

Notary Public
My Commission Expires: 3/6/18