Bill Garrett Davidson County
Batch# 21471 DEEDWARR
11/02/2017 01:54:33 PM 2 pgs
Fees: $13.00 Taxes: $1,565.10
20171102-0112651

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $423,000.00.

Affiant

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn before me this the 1st day of November, 2017.

Notary Public
My commission expires: 12/1/2020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Joshua H. Wackler	Legacy Home Loans LLC	070-07-0A 003.00-CO
906A Youngs Lane	8119 Isabella Ln Ste 105	
Nashville, TN 37207	Brentwood, TN 37027	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, LONNIE WILSON, A MARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOSHUA H. WACKLER, AN UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 906A of Skyline Riverfront Estates as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160420-0038378, as amended in Instrument No. 20160429-0042076, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Lonnie Wilson, A Married Man, by Warranty deed from 904B Young Nash, LLC, dated 03/29/2017, of record in Instrument No. 20170404-0032743 Register's Office for Davidson County, Tennessee.

Lonnie Wilson is married to Donna B. Wilson. Lonnie Wilson and Donna B. Wilson have never resided in the above described property as their marital residence.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 906A Youngs Lane, Nashville, TN 37207.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 1st day of November, 2017.

Lonnie Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lonnie Wilson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of November, 2017.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY