WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MT7002

Bill Garrett Davidson County
Batch# 25805 DEEDWARRSP
11/15/2017 11:03:20 AM 6 pgs
Fees: $33.00 Taxes: $740.00

20171115-0117391

Prepared By and Returnable to:
Bone McAllester Norton PLLC (APP)
511 Union Street, Suite 1600
Nashville City Center
Nashville, Tennessee 37219

Address New Owner(s)	Send Tax Bill To:	Map & Parcel No.:
Jessica M. Holman 602 Spence Enclave Way Nashville, Tennessee 37210	Wilson Bank & Trust 1436 W. Main Street Lebanon, TN 37087	094-16-0E-002.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JOHNIE TROY WILSON** and **OLIVIA C. STOVALL-WILSON,** husband and wife, as tenants by the entirety (collectively, the "Grantor") does hereby transfer and convey unto **JESSICA M. HOLMAN** and **ANTWAN L. HOLMAN,** wife and husband (collectively, "Grantee"), Grantee's heirs and assigns, forever, the following described tract or parcel of land located in Sumner County, Tennessee, as more particularly described on **Exhibit A** (collectively, the "Land").

This is improved property known as 602 Spence Enclave Way, Nashville, Tennessee 37210. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The legal description has been supplied by a third party and the Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

TO HAVE AND TO HOLD said Land together with all the improvements and fixtures thereon and all easements, privileges and appurtenances thereunto belonging (collectively, the "Property") unto the said Grantee, and Grantee's heirs and assigns.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said Property; that Grantor has a good right to sell and convey the Property; and that other than those matters set forth in **Exhibit B**, which is attached hereto and incorporated herein by reference, the Property is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements and encroachments, all matters that an accurate survey would disclose, and 2017 real estate taxes, which are to be prorated and Grantee agrees to assume.

GRANTOR FURTHER COVENANTS with the said Grantee and binds Grantor and Grantor's heirs and assigns, to warrant and forever defend the title thereto of said Property to the said Grantee, and Grantee's heirs and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 31 day of October, 2017.

GRANTOR:

Johnie Troy Wilson

Olivia C. Stovall-Wilson

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, a Notary Public of the state and county mentioned, personally appeared Johnie Troy Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 31st day of October, 2017.

Christina Baker
Notary Public

My Commission Expires: 8/17/20

CHRISTINA BAKER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, a Notary Public of the state and county mentioned, personally appeared Olivia C. Stovall-Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 31st day of October, 2017.

Christina Baker
Notary Public

My Commission Expires: 8/17/20

CHRISTINA BAKER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE)

COUNTY OF SUMNER)

The consideration for this transfer is $200,000.00

AFFIANT

Subscribed and sworn to before me, this 31 day of October, 2017.

Notary Public

My Commission Expires:

8/17/20

CHRISTINA BAKER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT A
LEGAL DESCRIPTION

Land in Sumner County, Tennessee, being Unit 2 on the Horizontal Property Regime for Spence Enclave Townhomes, a planned unit development, of record in Instrument Number 20061115-0141672, amended in Instrument Number 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-0047102 and 20100427-0031915 corrected by Scrivener's Affidavit and Correction Instrument of record in Instrument Number 20100428-0032407, further amended in Instrument No. 20121116-0105801, said Register's Office for Sumner County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Troy Wilson, of record in Instrument No. 20070904-0106111, Register's Office for Sumner County, Tennessee. Being further conveyed to Johnie Troy Wilson and Olivia C. Stovall-Wilson, husband and wife, as tenants by the entirety, by Quitclaim Deed from Johnie Troy Wilson who acquired title as Troy Wilson, a married man, of record in Instrument No. 20160801-0079121, Register's Office for Sumner County, Tennessee.

This is improved property known as 602 Spence Enclave Way, Nashville, Tennessee 37210.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Real Estate Taxes for the year 2017, a lien now due and payable.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument Number 20061115-0141672, amended in Instrument Number 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-0047102 and 20100427-0031915 corrected by Scrivener's Affidavit and Correction Instrument of record in Instrument Number 20100428-0032407, further amended in Instrument No. 20121116-0105801, said Register's Office.

3. Assessments set out in Declaration of Covenants, Conditions and Restrictions contained in an instrument of record in Instrument Number 20061115-0141672, said Register's Office.

4. Easements set out in Declaration of Covenants, Conditions and Restrictions contained in an instrument of record in Instrument Number 20061115-0141672, said Register's Office.

5. Storm Water Detention Agreement of record in Instrument No. 20051219-0151715, said Register's Office.

6. Exception to Easement in Instrument No. 20060210-0016418 and Instrument No. 20060210-0016424, said Register's Office.