Bill Garrett Davidson County
Batch# 62281 DEEDWARR
02/26/2018 09:35:05 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20180226-0017647

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20180516

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$410,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 20th day of February, 2018.

Notary Public
My Commission Expires: 5/6/19

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 20th day of February, 2018, among:

MATTHEW A. PRICE, A MARRIED MAN AND WIFE, JEANIE M. PRICE

(INCORRECTLY REFERRED TO JEANIE M. PIRCE IN PRIOR VESTING DEED AT BOOK 11620, PAGE 838)

***SEE NAME AFFIDAVIT AS EXHIBIT"A" ATTACHED**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

WRENCO 18, LLC, A TENNESSEE LIMITED LIABILITY COMPANY
of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Section One, Camelot Acres of record in Plat Book 3700, Page 98, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 12 fronts 186.38 feet on the Easterly side of Camelot Court and extends back 214.1 feet on the Northerly line and 240 feet on the Southerly line to a dead line, measuring 209.9 feet thereon.

Being the same property conveyed to Matthew A. Price, a married man and wife Jeanie M. Price, (incorrectly referred to Jeanie M. Pirce in prior vesting deed at Book 11620, Page 838) (See name affidavit attached hereto) by Warranty deed from Paul Harrawood and wife, June H. Harrawood, Trustees U/A/D June 20, 1996 of The Harrawood Joint Living Trust Agreement of record in Book 11620, page 838, Register's Office for Davidson County, Tennessee, dated August 06, 1999 and recorded on August 16, 1999. (Value or consideration shown in aforementioned deed $259,000.00.) Being also known as 5314 Camelot Court Brentwood, Tennessee 37027.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Matthew A. Price

Jeanie M. Price

State of Tennessee
County of

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Matthew A. Price, and Jeanie M. Price, the within named bargainor(s), 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.

Witness my hand and official seal this 15th day of February, 2018.

Notary Public
My Commission Expires: 02/18/19

TONIA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES 02/18/2019

Owner Name & Property Address:

Name: WRENCO 18, LLC
Address: 5314 Camelot Court
City, State, Zip: Brentwood, TN 37027

Responsible Party For Taxes:

Name: WRENCO 18, LLC
Address: Same
City, State, Zip: Same

Tax ID: 159-03-0-001.00

Exhibit A

NAME AFFIDAVIT

State of Tennessee
County of Davidson

Re: 5314 Camelot Court
Brentwood, TN 37027

In connection with the sale of the above referenced property, Affiant being first duly sworn, hereby deposes and states as follows:

That I, Jeanie M. Price, am one and the same person as:

Jeanie M. Pirce

My name was misspelled when I took title in the Warranty deed recorded at Book 11620 Page 838, Register's Office of Davidson County, Tennessee.

I further agree to save, indemnify and hold harmless Concord Investments, LLC, dba Concord Title/Cool Springs, and/or Fidelity National Title Insurance Company from any and all liability, claims, and/or expenses, should any arise, including but not limited to attorney fees, they may incur in connection with the issuance of the mortgage lender's title policy relative to this transaction.

Affiant further saith not.

Jeanie M. Price

Jeanie M. Price

State of Tennessee
County of ~~Davidson~~ Williamson

Sworn and subscribed before me, the undersigned, a Notary Public, for the aforesaid state and county, personally appeared **Jeanie M. Price**, to me known to be the person(s) described herein (or proved to me upon satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of February, 2018.

TONYA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES 02/18/2019

Tonya Johnson
Notary Public

My Commission Expires: 02/18/19