WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 03-03-20

(AFFIX S

R. L. MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENNESSEE

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
O-BR-18-2580 NASHVILLE TN 37203

Bill Garrett Davidson County
Batch# 67670 DEEDWARR
03/12/2018 09:20:40 AM 2 pgs
Fees: $13.00 Taxes: $1,032.30
20180312-0022911

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Albert P. Wilson	New Owner	
(NAME)	(NAME)	
2580 Val Marie Drive		**34-7-B-1.00CO**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **JUSTIN MCMORAN, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALBERT P. WILSON, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Cluster-Lot Subdivision of Enclave at Twin Hills and that common area as designated as "open spaces" on the Plan of Harbor Village Phase IV, Revision I, of record in Instrument Number 20030723-0102986, Instrument Number 20071221-0146647, and Instrument Number 20080117-0005451, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description, and being further described in the Master Deed and By-Laws for Enclave at Twin Villas, a horizontal property regime (with private elements) of record in Instrument Number 20080821-0086071, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Justin McMoran, an unmarried man, by Warranty Deed from Domus Builders, LLC, recorded June 28, 2016 in Instrument No. 20160628-0065706, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Restrictions of record as Instrument No. 20071221-0146647, revised at Instrument No. 20080117-0005451 in the Register's Office for Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6628, Page 577, amended in Book 6646, page 543, Book 10672, page 743 and Instrument No. 20010817-0089318, Restrictions recorded at Instrument No. 20030611-0080857, amended in Instrument Nos. 20030723-0102986 and 20050120-0007505, corrected in Instrument No. 20050729-0088636 and 20080721-0074557, as amended in Instrument Nos. 20150709-0066722, 20170808-0081338, 20170918-0095380 and corrected in Instrument No. 20171219-0129364, Register's Office for Davidson County, Tennessee;
- Storm Water Detention Agreement of record in Instrument No. 20060104-0001185, in the Register's Office for Davidson County, Tennessee;
- Easement for Sanitary Sewers of record in Book 6861, Page 948, in the Register's Office for Davidson County, Tennessee;
- Easement Deed of record in Instrument No. 20120228-0017172, in the Register's Office for Davidson County, Tennessee;
- Master Deed of record in Instrument Nos. 20080821-0086071, 20151112-0115172 and 20151217-0127190, in the Register's Office for Davidson County, Tennessee;
- Subject to Charter Right of Way for CSX Railroad;
- Subject to rights of others in and to the common areas and/or elements;
- Taxes for year 2018 and thereafter, not yet due and payable;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2580 Val Marie Drive, Madison, Tennessee 37115**.

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), their heirs and 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), their 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/our hand(s) this the 9th DAY OF MARCH, 2018.

Justin McMoran

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUSTIN MCMORAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of March, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212