THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $122,700.00 Affiant Subscribed and sworn to before me, this 26 day of March, 2018. Notary Public My Commission Expires: 10/14/19

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Bill Garrett Davidson County
Batch# 73473 DEEDWARR
03/26/2018 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $453.99
20180326-0028251

WARRANTY DEED

Address New Owner: Janelle Wilson 420 Walton Ln, Apt L61 Madison, TN 37115	Send Tax Bills to: New Owner	Tax Parcel ID No. 051-15-0A-061.00 CO

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, **ALICIA BEQUETTE, UNMARRIED,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JANELLE WILSON, MARRIED AND JARI WILSON, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. L-61 as shown on the Plat of Quail Creek Condominiums of record in Book 6328, Pages 89-90, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Quail Creek Homeowners Association all as described in Book 6328, Page 44, et seq., said Register's Office.

Being the same property conveyed to Alicia Bequette, unmarried by Warranty Deed from Billy Duke, Jr., married, as to an undivided (1/2) interest, and Charles Duke, married, as to an undivided (1/2) interest dated May 2nd 2016 and recorded May 5th 2016 of record in Instrument No. 20160505-0044729 Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: **420 Walton Ln, Apt L61, Madison, TN 37115**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, 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 Grantor covenants that she has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds herself, her 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.

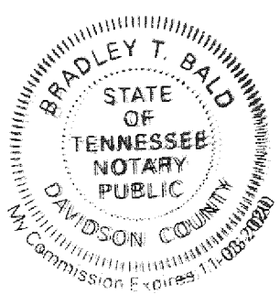
WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of March, 2018.

ALICIA BEQUETTE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at office this 23 day of March, 2018.



Notary Public
My Commission Expires: 11/3/2020

True Copy Certification

I, Elizabeth Preston, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Kendall Connell, a notary public for this county and state, **Elizabeth Preston** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2020

KENDALL CONNELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-07-2020