BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,493.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th OF May, 2018. Notary Public MY COMMISSION EXPIRES: NOVEMBER 5, 2018 (AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KELLIE S. WILBURN	**SAME**	**161-09-0A-017.00-CO**
(NAME) **5452 EDMONDSON PIKE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, STEPHEN A. WILBURN AND WIFE, CHERYL S. WILBURN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KELLIE S. WILBURN**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Townhome Unit No. 5452 (a/k/a Unit 8) as set forth in the Master Deed Establishing Brighton Village, a form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record in Instrument No. 20080117-0005582, amended in Instrument No. 20080808-0081965, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to STEPHEN A. WILBURN AND WIFE, CHERYL S. WILBURN, by deed from ERICA SMITH, UNMARRIED, of record in Instrument No. 20160620-0062213, dated June 17, 2016, said Register's Office.

This conveyance is subject to Master Deed of record as Instrument No. 20080117-0005582, and amended in Instrument No. 20080808-0081965; Agreements regarding sewage soil absorption system of record in Book 7230, pages 136 and 137; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Book 7520, page 908, and Instrument No. 20061027-0133575 and Instrument No. 20071121-0136402; Driveway Easement of record in Book 7233, page 438 and Book 7416, page 47; Storm Water Detention Agreement of record as Instrument No. 20061027-0133549 and Instrument No. 20071121-0136366; Base Assessments and Special Assessments as set forth in the Declaration of Covenants, Conditions and Restrictions of record in Book 7032, page 730 and Book 7032, page 733; Easements as set forth in the Declaration of Covenants, Conditions and of record in Book 7032, page 730 and Book 7032, page 733; Base Assessments and Special Assessments as set forth in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20080117-0005582; Easements as set forth in the Declaration of Covenants, Conditions and of record in Instrument No. 20080117-0005582; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **5452 EDMONDSON PIKE, NASHVILLE, TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Bill Garrett Davidson County
Batch# 89271 **DEEDWARR**
05/07/2018 01:01:39 PM 2 pgs
Fees: $13.00 Taxes: $826.92

20180507-0043513

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 and assigns forever; and we do covenant with the said GRANTEES 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; 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 GRANTEES, 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 our hands this 3 day of May, 2018.

Stephen A. Wilburn
STEPHEN A. WILBURN

Cheryl S. Wilburn
CHERYL S. WILBURN

STATE OF TEXAS
COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Stephen A. Wilburn and wife, Cheryl S. Wilburn,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 3rd day of May, 2018.

My commission expires: 9-21-20

Andrea Darby
Notary Public

ANDREA DARBY
Notary ID # 12111412
My Commission Expires
September 21, 2020