ADDRESS NEW OWNER: Meghan J. Allison

601 Old Hickory Blvd, Unit 30
Brentwood, TN 37027

SEND TAX BILL TO: FirstBank
318 Seaboard Lane, Suite 205
Franklin, TN 37067

MAP-PARCEL NOS. 171030B224400CO

Bill Garrett Davidson County
Batch# 109506 DEEDWARR
06/27/2018 11:15:13 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20180627-0061965

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Trent M. Wilson** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Meghan Allison, an unmarried woman** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 30, Phase Two, Section Six, Townhomes of Fredericksburg, of record in Plat Book 9700, page 953 and 954, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Trent M. Wilson, an unmarried person, by Warranty Deed from Joseph M. Summerville and wife, Corrie P. Summerville, of record in Instrument No. 20121102-0101008 recorded November 2, 2012, in Register's Office for Davidson County, Tennessee. Trent M. Wilson is now married to Maegan Wilson.

Maegan Wilson joins in this Deed to convey any and all rights she may have in said property including but not limited to any marital rights therein.

This is property with a common address of 601 Old Hickory Blvd, Unit 30, Brentwood, TN 37027.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been paid by Grantor at closing.(2) All matters appearing on the Plan of record in Plat Book 9700, Page 953 and 954, Register's Office for Davidson County, Tennessee.(3) Declaration of Covenants, Conditions and Restrictions of Fredericksburg Townhomes, of record in Book 1150, Page 531 (Phase 2, Section 6) and amended in Book 11682, Page 75, said Register's Office.(4) By-Laws of Fredericksburg Townhomes Association, Inc. of record in Book 11550, Page 554, said Register's Office.(5) Declaration of Covenants, Conditions and Restrictions of Fredericksburg Homeowners Association, Inc. of record in Book 8920, Page 65 and amended in Book 9500, Page 393, Book 9860, Page 840 and in Book 10694, Page 541, said Register's Office.(6) By-Laws of Fredericksburg Homeowners Association, Inc. of record in Book 8920, Page 45 and amended in Book 10694, Page 539, said Register's Office.(7) Restrictive Covenants contained in Book 7798, Page 843, said Register's Office.(8) Charter of Fredericksburg Townhome Association, Inc. of record in Book 11550, Page 529, said Register's Office.(9) Charter of Fredericksburg Homeowners Association, Inc., of record in Book 8920, Page 40, said Register's Office.(10) Corporation Charter (Non-profit) of Townhomes of Fredericksburg Homeowners Association, Inc. of record in Book 10126, Page 430, said Register's Office.(11) Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenance of record in Book 7358, Page 643.(12) Warranty Deed to State of Tennessee and Easement for Drainage Facilities of record in Book 7851, Page 712.(13) Deed of acreage for Amenities Area of record in Book 9443, Page 538, said Register's Office.(14) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 9607, Page 431, said Register's Office.(15) Dedication of Site Drainage Easement of record in Book 10012, page 756, said Register's

Office.(16) Conveyance of Common Area to Fredericksburg Townhomes Association, Inc. of record in Book 11573, Page 208, said Register's Office.(17) Grant of Easement between Comcast of Nashville I, LLC and Fredericksburg Townhomes Association, Inc. for Cable TV of record in Instrument No. 20131021-0109635, said Register's Office.(18) Planned Unit Development Boundary Plat of record in Plat Book 7900, Page 509, said Register's Office.(19) Plat of Amenities Area of Fredericksburg of record in Plat Book 7900, Page 807, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 25th day of June 2018.

Trent M. Wilson

Maegan Wilson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Trent M. Wilson and wife, Maegan Wilson,** with whom I am personally acquainted, or who 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 25th day of June 2018.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $315,000.00.

Affiant

Subscribed and sworn before me this 25th day of June 2018.

Notary Public
My Commission Expires: 4/29/2020

APRIL GRISHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES JANUARY 29, 2020

File No. 1806K162