This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2532

Bill Garrett Davidson County
Batch# 121104 DEEDWARR
07/26/2018 10:57:25 AM 2 pgs
Fees: $13.00 Taxes: $1,420.80

20180726-0072937

STATE OF TENNESSEE
COUNTY OF Williamson

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-44725

The actual consideration or value, whichever is greater, for this transfer is $384,000.00

Affiant

Subscribed and sworn to before me, this the 19th day of July, 2018

Notary Public
My Commission Expires: 10/31/2020

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Chris L. Peake 4957 Darlington Drive Nashville, TN 37211	New Owner	147-05-0-226

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Barrett Wilson and Whitney Wilson, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Chris L. Peake, a single woman**, hereinafter called the Grantee(s), his/her/their 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 Lot No. 66 on the Plan of Caldwell Country Estates, Section 2, of record in Book 2663, page 128, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Beginning on the northwesterly margin of Darlington Drive at the corner of Lots No. 66 and 67; thence with the line between said two lots northwesterly 142.1 feet to the corner of Lots No. 66, 67 and 68; thence with the line between Lots No. 66 and 68, westerly 115.5 feet; thence south 25 degrees 17 minutes west 59.7 feet; thence south 38 degrees 11 minutes east 212.5 feet to the northwesterly margin of Darlington Drive; thence with the same, northeasterly 100 feet to the beginning.

Being the same property conveyed to Barrett Wilson and Whitney Wilson, husband and wife by Warranty Deed from Taylor A. Bourgeois and wife, Aaron S. Bourgeois, dated August 2, 2013, recorded August 6, 2013, of record in Instrument No. 20130806-0082464, Register's Office for Davidson County, Tennessee.

This is improved property located at: **4957 Darlington Drive, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4)

all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of July, 2018.

GRANTOR:

Barrett Wilson

Whitney Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Barrett Wilson and Whitney Wilson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of July, 2018.

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Notary Public
My Commission expires: 9-20-21