RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF AUGUST, 2019.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires May 2, 2022

W-VRES-19-6666-902

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)
David R. Shearin	SAME	
(NAME)	(NAME)	129-14-0A-098.00-CO
800 Brandyleigh Court		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069		
(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, **MILDRED INEZ WILSONA/K/A MILDRED C. WILSON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID R. SHEARIN, MARRIED,** 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:

A certain tract or parcel of land in Davidson County, Tennessee, State of Tennessee, described as follows, to-wit:

Apartment Unit No. 902, of Wessex Towers Condominium created under Title 64, Sections 2701, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Grantor, of record in Book 5414, Page 634, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to Exhibit A of said Master Deed for the source of title of Grantor and to the plat of Wessex Towers Condominium Apartments, of record in Book 5200, Pages 142 and 143, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Mildred C. Wilson by Warranty Deed from Kathryn Quarles Seay of record in Instrument No. 20000407-0035218 Register's Office for Davidson County, Tennessee, dated April 05, 2000 and recorded on April 7, 2000.

THIS instrument is being executed in behalf of Mildred Inez Wilson, pursuant to a Power of Attorney executed by same on the 31st day of January, 2018, and recorded in Instrument No. 20190815-0081679 Register's Office for Davidson County.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Book 5200, pages 142 and 143, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Wessex Towers Condominium of record in Book 5414, Page 634, amended in Book 5599, page 39, Book 5792, page 982, Book 6478, page 742, Book 7473, page 977, Book 9935, page 486, Book 10705, page 777, Instrument No. 20080624-0065008 and Appointment of Successor Trustee recorded in Instrument No. 20120516-0042527, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Book 5412, page 451, Register's Office for Davidson County, Tennessee.
- Lease between Chasetel Real Estate Holding Company Inc. and Wessex Towers Homeowners Assn. in Instrument No. 20000525-0052237, Register's Office for Davidson County, Tennessee.
- Memorandum of Building and Rooftop Lease Agreement of record in Instrument Number 20151006-0101536, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20011127-0129399, in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 272838 DEEDWARR
08/16/2019 03:04:42 PM 2 pgs
Fees: $13.00 Taxes: $832.50

20190816-0082424

- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: 6666 Brookmont Terrace #902, Nashville, Tennessee 37205.

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 16th DAY OF AUGUST, 2019.

Mildred C. Wilson by Brenda Gail McSurley Attorney in fact

Mildred Inez Wilson a/k/a Mildred C. Wilson,
by Brenda Gail McSurley, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENDA GAIL MCSURLEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MILDRED INEZ WILSON A/K/A MILDRED C. WILSON, and who acknowledged he/she/they executed the same as the free act and deed of the said MILDRED INEZ WILSON A/K/A MILDRED C. WILSON.

Witness my hand and official seal, this the 16th of August, 2019.

Kate Nyquist

Notary Public
My Commission Expires: 11/8/21
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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