THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Paul A. Wilson and Mary Wilson
2609 Hemingway Drive
Nashville, TN 37215
SEND TAX BILLS TO:
Ascend Federal Credit Union
520 Airpark Drive
Tullahoma, TN 37388

Karen Johnson Davidson County
Batch# 376921 DEEDWARR
03/24/2020 02:53:03 PM 2 pgs
Fees: $13.00 Taxes: $7,122.50
20200324-0032057

WARRANTY DEED

(Map 130-15-0; Parcel 080.00)

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 of all of which is hereby acknowledged, the undersigned, **GARY L. WILSON AND MARY BETH WILSON, HUSBAND AND WIFE**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **PAUL WILSON AND MARY WILSON, HUSBAND AND WIFE** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being all of Lot No. 10, Block "B", Tyne Meade, Section Three, according to plat and survey of same appearing of record in Plat Book 1424, Pages 12, 13, and 14, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Gary L. Wilson and Mary Beth Wilson, husband and wife, by Warranty Deed dated July 29, 2016 from Ferrell Haile, a married man, recorded August 2, 2016, in Instrument Number 20160802-0079563, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 2609 Hemingway Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2020 real property taxes which will be prorated at closing and paid by the Grantees.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDs and signatures on this the 18th day of March, 2020.

GARY L. WILSON

MARY BETH WILSON

STATE OF TENNESSEE)
COUNTY OF Coffee)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary L. Wilson and Mary Beth Wilson, 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of March, 2020.

Notary Public

My Commission Expires: 9/13/2023

(SEAL)

BONNIE L WIGLEY STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Coffee)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,925,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 18th day of March, 2020.

Notary Public

My commission Expires: 9/13/2023

File No. GTS2-2020-67

BONNIE L WIGLEY STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY