THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35735-08-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,340,000.00. Affiant Subscribed and sworn to before me this 14th day of October, 2020. Notary Public My Commission Expires:

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Julie F. Wilson Thomas R. Wilson, Jr., 6611 Fleetwood Drive Nashville, TN 37209	**Send Tax Bills To:** Synovus Bank PO Box 2568 Columbus, GA 31902-2568	**Tax Information:** Map and Parcel No.: 10212008500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph C. Davis, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Julie F. Wilson and Thomas R. Wilson, Jr., wife and husband** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6611 Fleetwood Drive, Nashville, TN 37209.

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 495984 **DEEDWARR**
10/15/2020 09:43:56 AM 3 pgs
Fees: $18.00 Taxes: $4,958.00

20201015-0119784

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of October, 2020.

Joseph C. Davis, LLC, a Tennessee limited liability company

BY: _____ Vice-President
Gerald G. Patterson, Vice-President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Gerald G. Patterson, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Vice-President of Joseph C. Davis LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of October, 2020.

_____
Notary Public

My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 108, Horton Heights, as shown on plat of record in Plat Book 2133, page 32, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

More particularly described as follows:

BEGINNING at a point on the Easterly margin of Fleetwood Drive, the common corner of lots 64 and 108; thence in an Easterly direction along the line between said two lots, 201.6 feet to a point; thence in a Southerly direction 203 feet to a point on the Northerly margin of Summerly Drive; thence in a Westerly direction along the margin of said Drive, 177.8 feet to a point; thence continuing around a curve in a Westerly and Northerly direction, 39.3 feet to a point on the Easterly margin of Fleetwood Drive; thence in a Northerly direction along the margin of the same, 179 feet to the point of beginning.

Being the same property conveyed to Larence and Davis Properties, LLC, a Tennessee limited liability company by deed dated May 11, 2018 from Donald Steven Tant, a married man and David Alan Tant, a married man of record in Instrument No. 20180515-0046255, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joseph C. Davis, LLC, a Tennessee limited liability company by quitclaim deed dated April 5, 2019 from Larence and Davis Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20190408-0031832, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, paid and prorated. Map and Parcel No. 10212008500.
2. Restrictive Covenants contained in an instrument of record in Book 2135, page 118, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 2133, page 32, Register's Office for Davidson County, Tennessee.