Davidson County DEEDWARR
Recvd: 11/25/02 15:37 2pgs
Fees:13.00 Taxes:314.50
20021125-0146250

BOX 58-B

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Jennifer M. Wargolet 469 Hickory Glade Drive Antioch, Tennessee 37013	Same as New Owner	Map 162-01 Group C Parcel 104 CO
This instrument prepared by: Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY FIVE THOUSAND and NO/100 ($85,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **KIMBERLY D. WILSON, formerly known as KIMBERLY D. HILL,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **JENNIFER M. WARGOLET, unmarried**, hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> A certain Planned Unit Development in Davidson County, Tennessee, being Unit No. 104 on the Plan of Phase 2, Hickory Glade, of record in Book 6250, page 889, as amended in Book 6900, page 41, Register's Office for said County, to which Plan and Record thereof are incorporated herein and made a part hereof by reference.
>
> Being the same property conveyed to Kimberly D. Hill, unmarried, by Warranty Deed from Kathy J. Ogles, unmarried, of record in Book 9692, page 8, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to all matters as shown on subdivision plan of record in Book 6250, page 889, as amended in Book 6900, page 41, to restrictive covenants of record in Book 6824, page 929, Book 6898, page 896, Book 6824, page 952, Book 6898, pge 919, Book 6898, page 920, Book 6957, page 473 and Book 7399, page 400, all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.
>
> This is improved property known as 469 Hickory Glade Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except for lien of the 2002 property taxes, which taxes are being prorated between the parties hereto, and which taxes will be paid at closing.

The undersigned further covenant and bind herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

I, Reginald L. Wilson, hereby join in this instrument for the purpose of relinquishing and conveying any and all rights, marital or otherwise, in and to said property which I might have as the husband of Kimberly D. Wilson.

WITNESS OUR HANDS, this the 22nd day of November, 2002.

KIMBERLY D. WILSON

REGINALD L. WILSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Kimberly D. Wilson and husband, Reginald L. Wilson, with whom I am personally acquainted (or 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 seal, this 22nd day of November, 2002.

Notary Public

My Commission Expires: 9/30/06

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT 30, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $85,000.00.

AFFIANT

Subscribed and sworn to before me, this 22nd of November, 2002.

NOTARY PUBLIC

JANE GRAZER NOTARY PUBLIC

My Commission Expires: 9/30/06

My Commission Expires SEPT 30, 2006