# WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$315,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JULY, 2003.

Notary Public

MY COMMISSION EXPIRES: July 26, 2003.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sharon B. Wykoff | Bank of America | 117-2-199 |
| (NAME) | (NAME) | |
| 2816 22nd Avenue South | 830 Central Avenue | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | St. Petersburg, FL 33701-3630 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ROBERT D. FULCHER, III AND EDGAR EMMETT FULCHER, DEVISEES UNDER THE LAST WILL AND TESTAMENT OF SARAH WELLS FULCHER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHARON B. WYKOFF AND HUSBAND J. DAVID WYKOFF**, HEREINAFTER CALLED THE GRANTEES, 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. 29, Block 2 on the plan of W. V. Davidson's Hillsboro Highlands, Section 2 of record in Book 843, page 23 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to R. D. Fulcher, Jr. and wife, Sarah Wells Fulcher by deed from Samuel Theodore Marsh and wife, Vivian E. Marsh of record in Book 1389, page 697 Register's Office for Davidson County, Tennessee, the said R. D. Fulcher predeceased his wife who subsequently died on March 15, 2003, Leaving a Last Will and Testament of record in Will Book 5178, Page 1074975, Probate Court Clerk's Office of Davidson County, Tennessee, under the terms of which any real property was devised in equal shares to her sons Robert D. Fulcher, III and Edgar Emmett Fulcher, both of whom are named as the Grantors in this instrument..

This conveyance is subject to any and all existing easements and restrictions of record and Property Taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **2816 22nd Avenue South, Nashville, TN 37215**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand this 11th day of July, 2003.

Robert D. Fulcher, III

Edgar Emmett Fulcher

Davidson County DEEDWARR
Recvd: 07/17/03 14:02 2pgs
Fees:13.00 Taxes:1165.50

20030717-0100549

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert D. Fulcher, III and Edgar Emmett Fulcher, 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of July, 2003.

Commission expires: July 26, 2003

Shannon Philbin. Notary Public

SHANNON PHILBIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003