WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/07/03 08:16 2pgs
Fees:13.00 Taxes:588.30

20031007-0147783

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$159,000.00**

s/Kevin E. Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 03/04/07

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. KANDACE N. TOMES

THIS INSTRUMENT WAS PREPARED BY
Kandace N. Tomes, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua E. Brass	Joshua E. Brass	183-05-0-A-062.00
(NAME)	(NAME)	
1008 Colo Trail	1008 Colo Trail	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, Calystia Wilkerson, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Joshua E. Brass, 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. :

Being Lot No. 23 on the Plan of October Woods, Phase one, Section Three, of record in Plat Book 7900, page 909 and amended in Book 9700, page 229 & 230, Register's Office for Davidson County, to which plan referenc eis hereby made for a more complete description.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) None found of record

unimproved ☒

This is improved ☐ property, known as 1008 Colo Trail, Antioch, TN 37013

(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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 30th day of September, 2003.

* Calystia Wilkerson by
Calystia Wilkerson

Nazarene Frazier - Atty-in-fact

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Calystia Wilkerson,* with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

* Nazarene Frazier, individually as attorney in fact for Calystia Wilkerson

Witness my hand and official seal at Franklin, Tennessee this the 30th day of September, 2003

Commission expires: 03/09/07

Notary Public

