# WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $229,000.00

*Affiant*

Subscribed and sworn to me on February 15, 2005.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
Todd A. Bricker
My Commission Expires
May 28, 2006
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 02/16/05 15:23 2 pgs
Fees:13.00 Taxes:847.30

20050216-0017858

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20538SP

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Donald W. Wilkes<br>Nancy Wilkes<br>774 Bresslyn Road<br>Nashville, TN 37205 | SAME | 115-03-45 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Greg MacLachlan and wife, Ashley MacLachlan, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Donald W. Wilkes and wife, Nancy Wilkes, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 179 on the Plan of Brook Meade, Section Five, of record in Book 2133, page 102, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Greg MacLachlan and wife, Ashley MacLachlan, by Deed from John Paul Tetzeli, Jr. and wife, Marta Christina Tetzeli, of record in Book 11425, page 259, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Book 2133, page 102, in the Register's Office for Davidson County, Tennessee.
4. Easement for sanitary sewers and/or storm drainage of record in Book 4365, page 528, in said Register's Office.

This property is also known as improved property located at 774 Bresslyn Road, Nashville, TN 37205.

**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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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** our hands on February 15, 2005.

**Greg MacLachlan**

**Ashley MacLachlan**

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

On February 15th, 2005, before me, the undersigned, personally appeared Greg MacLachlan and wife, Ashley MacLachlan to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on February 15th, 2005.

TODD A. BRICKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 28, 2006
STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires: