Return to: Smith, Shoker & Associates
846 Conference Dr. Ste 4
Goodlettsville, TN 37072

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Melissa D Rogers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2005.

Notary Public

MY COMMISSION EXPIRES: 2-23-08

(AFFIX SE

MARY ANNE HARDAWAY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 04/27/05 10:22 2 pgs
Fees:13.00 Taxes:307.10
20050427-0046754

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry Chadwick Mitchell	SAME	
(NAME)	(NAME)	25-4-147
302 Moncrief Ave.		
(ADDRESS)	(ADDRESS)	
Goodlettsville, Tennessee 37072	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20050823

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Kevin Wilson and wife, Lisa Wilson**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jerry Chadwick Mitchell**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 302 Moncrief Ave., Goodlettsville, TN 37072

(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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used 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.

21st KW

Witness our hands this ~~20~~th day of April, 2005.

Kevin Wilson

Lisa Wilson

Lisa Wilson

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Kevin Wilson and wife, Lisa Wilson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Kevin Wilson and wife, Lisa Wilson executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Springfield~~ Hendersonville 21st Kw Tennessee this 20th day of April, 2005.

Commission expires: 2-23-08

MARY ANNE HARDAWAY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Notary Public

EXHIBIT A

SITUATED in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 2 on the Plan of Tim Tinnon Lots, Moncrief & West Cedar, of record in Instrument #200201030001161, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Kevin Wilson by deed dated 5/29/02 from Shelley Tinnin of record in Instrument #200205310066136, Register's Office for Davidson County, Tennessee.

Said Lisa Wilson, spouse of Kevin Wilson, joins in this conveyance to convey any and all marital interest that she may have to said property.

KW
LW