WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$112,500.00**

Leslie A Baer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **2ND DAY OF DECEMBER, 2005.**

Notary Public

MY COMMISSION EXPIRES: ~~July 19, 2008.~~ 1/28/2006
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/05/05 10:40 2 pgs
Fees:13.00 Taxes:416.25

20051205-0145655

CINDY S. SAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 28, 2006

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LESLIE A. BAER	PRIMTRUST BANK	**91-5-113**
(NAME)	(NAME)	
6215 LAREDO AVENUE	7516 HIGHWAY 70 S, SUITE 110	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	NASHVILLE, TN	
(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. WILKERSON, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LESLIE A. BAER, UNMARRIED** 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. 30, ON THE PLAN OF MOSS WOOD, SECTION I, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2663, PAGE 102, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROERTY CONVEYED TO TIMOTHY HARMON AND WIFE, SHERRY A. HARMON, BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 20030415-0049792, RECORDED APRIL 15, 2003, REGISTER'S OFFICE FOR DAVIDSON COUNTY REGISTER OF DEEDS.

BEING THE SAME PROPERTY CONVEYED TO ROBERT D. WILKERSON BY DEED FROM TIMOTHY HARMON AND WIFE, SHERRY A. HARMON OF RECORD IN INSTRUMENT NO. 20050815-0096371 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **6215 LAREDO AVENUE, NASHVILLE, TN 37209**

(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 **2ND day of DECEMBER, 2005.**

Robert D. Wilkerson

ROBERT D. WILKERSON

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **ROBERT D. WILKERSON, UNMARRIED** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **2ND day of DECEMBER, 2005.**

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public