WARRANTY DEED

LARRY D. EATON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00

Kelley L. Taylor Gayla M. Sasser
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: 11-24-2007
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Accurate Title & Escrow, Inc, 1181 Nashville Pike, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. Wilson	America's Wholesale Lender	65130088
(NAME)	(NAME)	
4913 Kilimanjaro Drive	750 Old Hickory Blvd #180	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138-4101	Brentwood, TN 37027	
(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, Kelley L. Taylor and Gayla M. Sasser, both unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John M. Wilson and wife, Corie A. Wilson, 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:

SEE ATTACHED EXHIBIT A

Subject to all matters appearing on the Plan of record in Plat Book 4660, page 190, and any restrictions and easements ancillary thereto, said Register's Office.

Restrictive Covenants of record in Deed Book 4990, page 72, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property, and taxes for the current year which have been prorated and paid by the seller herein.

unimproved ☐

This is improved ☒ property, known as 4913 Kilimanjaro Drive, Old Hickory, TN 37138-4101
(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.

Davidson County DEEDWARR
Recvd: 08/11/06 10:14 3 pgs
Fees:18.00 Taxes:484.70

20060811-0099036

Witness our hands this 17th day of July, 2006.

Kelley L. Taylor

Gayla M. Sasser

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared, Kelley L. Taylor and Gayla M. Sasser, both unmarried who are known to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 7/17/2006

Commission expires: 11-24-2007

Notary Public

LARRY D. EATON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

EXHIBIT A

Being Lot No. 479 on the Plan of Section Five, Sherwood Forest, as of record in Plat Book 4660, Page 190, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kelley L. Taylor and Gayla M. Sasser, both unmarried by Warranty Deed from Dorothy R. Adams, unmarried, dated January 27, 1999 of record as Book 11328, page 637 Register's Office for Davidson County, Tennessee.

Property Address: 4913 Kilimanjaro Dr.
Old Hickory, Tennessee 37138