Davidson County DEEDWARR
Recvd: 12/01/06 09:59 2 pgs
Fees:13.00 Taxes:111.00

20061201-0148347

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of November, 2006.

Notary Public

MY COMMISSION EXPIRES: 11/30/09

(AFFIX SEAL)

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**
LEHMAN ESCROW, LLC 6 CADILLAC DR STE 190 BRENTWOOD, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ricky L. McIllwain | OWNER | 165-97.00 |
| (NAME) | (NAME) | |
| 3839 Hamilton Church Rd. | | |
| (ADDRESS) | (ADDRESS) | |
| 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,

**THE ESTATE OF BOBBY L. WARNACK AND JOE RANDEL WARNACK AND JASON EUGENE WARNACK AND BONNIE SUE FOWLER,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**RICKY L. MCILLWAIN AND WIFE, JENNIFER REBECCA MCILLWAIN,**

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. 3 on the Plan of Warnack Acres, as of record in Book 4060, page 145, Registers Office for said County. Said lot fronts 137.3 feet on the southerly side of Hamilton Church Road and extends back 655.2 feet on the easterly line and 656.3 feet on the westerly line, to a dead line in the rear and measures 128.9 feet thereon.

Said property is conveyed subject to an Owner's Certificate, shown on said recorded plan; a 150-foot set-back line from Hamilton Church Road; a 10-foot easement for public utilities along the east line and across the rear; and said property being conveyed is likewise subject to the following notation, shown on the recorded plan, as follows: "Any new well used for water supply shall be drilled to the rear of any residence and a minimum of 100 feet from any sewage disposal field.

Being the same property conveyed to BOBBY L. WARNACK by deed from ANNIE I. WARNACK of record in Deed Book 4314 and Page 512 on 03/04/1969 and filed for record on 03/04/1969, Register's Office for said County. Bonnie Sue Warnack and Bobby Lee Warnack having since divorced and by Final Decree property now vested in Bobby Lee Warnack. The said Bobby L. Warnack having since died. Davidson County, TN Probate No. 05P-1536

Bonnie Warnack Fowler and Bonnie Sue Fowler are one and the same person.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☒

This is improved ☐ property, known as Lot 3 Warnack Acres, Hamilton Church Rd., 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.

Witness our hands this 28th day of November, 2006.

Jason Eugene Warnack

Bonnie Warnack Fowler

The Estate of Bobby L. Warnack
By: Bonnie Warnack Fowler
Bonnie Warnack Fowler, Executrix

Joe Randel Warnack

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby certify that on this 28th day of November, 2006 before me, a Notary Public in and for the State and County aforesaid, personally appeared Bonnie Warnack Fowler, Executric and individually, Jason Eugene Warnack and Joe Randel Warnack, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that he/she/they executed the same for the purpose therein contained.

AS WITNESS my hand and Notarial Seal the day and year first above written.

Notary Public

WILLIAMSON COUNTY, TENNESSEE
TRENT LEHMAN
NOTARY PUBLIC AT LARGE

My Commission Expires: 11/30/09