WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2006.

Notary Public

MY COMMISSION EXPIRES: 8/20/07
(AFFIX SEAL)

TRUDY STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Davidson County DEEDWARR
Recvd: 01/10/07 09:31 2 pgs
Fees:13.00 Taxes:370.00

20070110-0004049

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert W. Havron	U.S. Bank N.A.	
(NAME)	(NAME)	
613 Brentmeadow Circle	4801 Frederica Street	53-13-96
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Owensboro, KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20062817

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, Jim Wilkins and wife, Philipa Reed-Wilkins**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Robert W. Havron, a single person**, 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. :

Land in Davidson County, Tennessee, being Lot No. 29-A, Zone Lot Division of Lot 29, Kimbolton Subdivision, Phase I, of record in Plat Book 6900, page 276, 277 and 278, Zone Lot in Book 6900, page 962, amended in Book 7577, page 553, Register's Office for Davidson County, Tennessee.

Said Lot No. 29-A fronts a total of 61.91 feet on the Southeasterly side of Brentmeadow Circle, and runs back 200.42 feet on the Northeasterly lot line and a total of 198.76 feet on the Southwesterly lot line to a line in the rear which measures 20.00 feet thereon.

BEING all of the same property conveyed to Jim Wilkins and wife, Philipa Reed-Wilkins by Warranty Deed from Charles T. Bond, unmarried, dated November 24, 2003 of record in Book 20031212-0178505, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 613 Brentmeadow Circle, Madison, TN 37115

(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.**

Witness our hands this 30th day of November, 2006.

Jim Wilkins

Philipa Reed-Wilkins

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal this 30th day of November, 2006.

Commission expires: 8/20/07

Trudy Stafford

Notary Public

