File No. 280100673s

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/25/08 10:05 3 pgs
Fees:18.00 Taxes:599.40
20080225-0017916

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: July 10, 2011
(AFFIX SEAL)

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
505 E. Main Street
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julie Adams	Countrywide Bank	Map 018-03-0-003.00
(NAME) 310 Isaac Drive	(NAME) 2021 N. Gallatin Road	
(ADDRESS) Goodlettsville, Tennessee 37072	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, **MICHAEL T. WILSON and wife, KATY WILSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JULIE ADAMS and RICHARD SMITH**, HEREINAFTER CALLED THE GRANTEE(S), 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. 19, Section I, Connell Estates, as shown by plat of record in Plat Book 2900, Page 15, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Michael T. Wilson, unmarried by Warranty Deed dated March 23, 2004 from John Franklin Keith and wife, Marty L. Keith of record in Instrument No. 20040326-0034430, Register's Office for said County. The said Michael T. Wilson is now married to Katy Wilson. Katy Wilson joins in this conveyance to transfer any and all interest she may have, including marital interest, in said property.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 310 Isaac Drive, 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(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hands this 21st day of February, 2008.

Michael T. Wilson

Katy 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 named Michael T. Wilson and wife, Katy Wilson the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this the 21st day of February, 2008.

Commission expires: July 16, 2011

Notary Public

CHRISTOPHER JACKSON
Notary Public At Large
RUTHERFORD COUNTY, TN

File Number: 280100673s

RETURN TO:
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Custodian

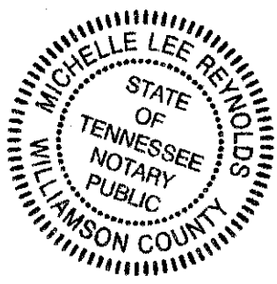
Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 20, 2011

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