20B

File No. 280300768

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/31/08 09:44 2 pg
Fees:13.00 Taxes:534.19
20080331-0031667

NOTARY PUBLIC ANNETTE MAPLES STATE OF TENNESSEE

My Commission Expires DEC. 1, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$144,375.00**

Brandy J Harper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2008.

D. Annette Maples
Notary Public

MY COMMISSION EXPIRES: 12-1-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandy J. Harper	Realty Mortgage Corporation	Map 58 Parcel 161
(NAME) 3526 Pewitt Road	(NAME) 7000 Executive Center Drive	
(ADDRESS) Nashville, TN 37218	(ADDRESS) Brentwood, TN 37027	
(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, I,

Jason Wilkerson,

hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

Brandy J. Harper, an unmarried woman,

hereinafter called the grantee(s), 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. 7 on the Plan of Harriett Vester Tract, of record in Book 161, Page 109, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

SAID Lot No. 7 fronts 104.8 feet on the Northerly side of Vester Lane and runs back 570 feet on the Westerly line and 620 feet on the Easterly line to a dead line, measuring 86.50 feet thereon.

BEING part of the same property conveyed to Jason Wilkerson by General Warranty Deed dated June 21, 2007, from LS Partners, A Tennessee General Partnership, of record by Instrument No. 20070625-0075285 in the Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-301, et seq., or other similar statute.

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants of record.

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 3526 Pewitt Road, Nashville, TN 37218
(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), HER 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), HER 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 28th day of March, 2008.

Jason Wilkerson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jason Wilkerson 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 executed the within instrument for the purposes therein contained.

Witness my hand at office this 28th day of March, 2008.

Commission expires: 12-1-10

Notary Public

D. ANNETTE MAPLES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires DEC. 1, 2010

File Number: 280300768

RETURN TO:

AmTitle & Escrow
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072