Davidson County DEEDWARR
Recvd: 03/31/08 10:18 2 pgs
Fees:13.00 Taxes:177.60
20080331-0031750

**THIS INSTRUMENT PREPARED BY:**

Heritage Title Services, LLC
315 West Main Street
Suite 38
Hendersonville, TN 37075

**AFTER RECORDING RETURN TO:**

HERITAGE TITLE SERVICES, LLC
1717 Alliant Ave., Ste. 5
Louisville, KY 40299

**Address New Owner(s)**
Estelle Copelin
511 Jones Street # F3
Old Hickory, Tennessee 37138

**Send Tax Bills To:**
Estelle Copelin
511 Jones Street # F3
Old Hickory, TN 37138

**Map & Parcel Nos.:**
044 11 0A 603.00

# WARRANTY DEED

**THIS INDENTURE**, made and entered into this **10th day of March 2008**, by and between **Royce D. Wilkerson and wife, Martha G. Wilkerson** , party of the first part, and **Estelle Copelin, a single woman**, party of the second part,

**WITNESSETH**: That for and in consideration of **FORTY EIGHT THOUSAND AND 00/100 DOLLARS ($48,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Old Hickory, County of Davidson, State of Tennessee:

**The following described property is located in the County of Davidson, State of Tennessee, to-wit:**

**Situated in Davidson County, Tennessee, being Unit No. F-3, Parcel 603, in Lakeside Retirement Village Condominiums, a horizontal property regime of record in Book 7977, page 92, and re-recorded in Book 8164, page 151, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.**

**This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.**

**Being the same property conveyed to Royce D. Wilkerson and wife, Martha G. Wilkerson from David E. Long and wife, Sandra K. Long by Warranty Deed dated June 20, 2005, of record in Instrument No. 20050627-0073697 in the records for Davidson County, TN.**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**WITNESS** the signature of the said party of the first part the day and year first above written.

Royce D. Wilkerson
**Royce D. Wilkerson**

Martha G Wilkerson
**Martha G. Wilkerson**

STATE OF TENNESSEE, COUNTY OF SUMNER

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **10th day of March 2008**.

My commission expires: 3/20/2010

Melinda Sutherland
Notary Public

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 20, 2010

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$48,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this **10th day of March 2008**.

Melinda Sutherland

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 20, 2010

PROPERTY ADDRESS:
**511 Jones Street # F3**
**Old Hickory, TN 37138**