Davidson County DEEDWARR
Recvd: 04/28/08 11:46 2 pg
Fees:13.00 Taxes:414.40
20080428-0042961

WARRANTY DEED

Return to:
Greater Nashville
Title & Closing Co.
200 Madison Street
Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April, 2008

Notary Public

MY COMMISSION EXPIRES: March 20, 2010
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Wilkerson (NAME)	SAME AS NEW OWNER (NAME)	05311009300 *
8125 Whites Creek Pike (ADDRESS)	(NAME) (ADDRESS)	05311009400 *
Joelton, TN 37080 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	05311009500 *

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, Wilson Realty Management, LLC

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

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:

Certain tract of land located in Davidson County, Tennessee described as follows to-wit:

Land in Davidson County, Tennessee being Lots No. 34, 35, 36, & 37A on the boundary re-subdivision of Lots 34, 35, 36 and 37 Block "A" Life and Casualty Insurance Company property recorded in Instrument No. 20080211-0013761, Register's Office for Davidson County, Tennessee to which reference is made for a more complete description. * TAX ID NOS. FOR LOTS IN THE RESUB AS REFERENCED ABOVE HAVE NOT YET BEEN ASSIGNED FOR 2008.

Being the same property conveyed to Wilson Realty Management, LLC by Quitclaim Deed from Steve Bradshaw & Patricia Bradshaw on January 26, 2005 of record in Instrument No. 20050128-0010417, Register's Office for Davidson County, Tennessee. Said Deed was corrected by Deed of Correction of record in Instrument No. 20050510-0052521, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR THE YEAR 2008 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO restrictions of record in Book 1212, Page 244 and Book 1274, Page 283, Register's Office for Davidson County, Tennessee. Subject to Easements in favor of The Metropolitan Government of Nashville and Davidson County for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20071116-0134344 and Instrument No. 20071116-0134401, Register's for Davidson County, Tennessee. Subject to the Plan of The Boundary Re-Subdivision of Lots 34, 35, 36 and 37, Block A, Life and Casualty Insurance Company Property which shows an owner's certificate, certain notes, easements and building setback lines, if any, as may be set forth thereon, which plat is recorded as Instrument No. 20080211-0013761 in the Register's Office for Davidson County, ~~CONTINUED~~ Tennessee.
XXXXXXXXX

This is unimproved (X) improved ( ) property, known as Lots 34, 35, 36 and 37A Meadow St., Old Hickory, TN 37138
(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 my hand this 24th day of April, 2008

Wilson Realty Management, LLC
By:
Steve Bradshaw, Chief Manager

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Steve Bradshaw ~~xxx~~ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chief Manager ~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~ of the Wilson Realty Management, LLC the within named bargainor, ~~xxxxxxxxxx~~ and that he as such Chief Manager ~~xxx~~ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the ~~xxxxxxx~~ LLC by the said Steve Bradshaw as such Chief Manager ~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~ ~~xxxxx~~. *a Limited Liability Company

Witness my hand and official seal at office at Madison, TN on this the 24th day of April, 2008 .

My commission expires March 20, 2010

Deanie L. Gregory

Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY