File No. 280900897

WARRANTY DEED

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 1/11/11

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 10/21/08 10:17 2 pgs
Fees:13.00 Taxes:536.13

20081021-0105448

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sanquetta D. Dardy	THDA, C/O Realty Mortgage Corp.	059-00-0-025.00 + 059-00-0-026.00
(NAME) 3524 Pewitt Rd.	(NAME) P.O. Box 7298	
(ADDRESS) Nashville, TN 37218	(ADDRESS) Springfield, OH 45501	
(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 **Sanquetta D. Dardy, a single woman and James E. Jones, a single man, as tenants in common with right of survivorship**, 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:

Land in Davidson County, Tennessee, being Lot No. 8 & 9, on the Plan of Harriett Vester Tract, as shown on plat of record in Book 161, Page 109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed to Jason Wilkerson by General Warranty Deed from LS Partners, a Tennessee General Partnership of record in Instrument No. 20070625-0075285 on 06/21/2007 and filed for record on 06/25/2007, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Raymond D. Kirby by deed from Stella Kirby Whitsett, Blanche Wilson, Russell d. Kirby, Bruce D. Kirby Sr., and Nadine O'Neil of record in Book 5346, Page 894 on 08/29/1978 and filed for record on 10/05/1978, Register's Office for said County.

Being the same property conveyed to Leigh Anne Hudgens by deed from Raymond D. Kirby of record in Instrument 200704100042677 on 04/04/2007 and filed for record on 04/10/2007, Register's Office for said County.

Being the same property conveyed to Chad M. Ray by deed from Leigh Anne Hudgens, married of record in Instrument 200705290063395 on 05/23/2007 and filed for record on 05/29/2007, Register's Office for said County. Corrected in Instrument 200706250075283

Being the same property conveyed to LS Partners a Tennessee General Partnership by deed from Chad M. Ray of record in Instrument 200706250075284 on 06/21/2007 and filed for record on 06/25/2007, Register's Office for said County.

Being the same property conveyed to Jason Wilkerson by General Warranty Deed from LS Partners, a Tennessee General Partnership of record in Instrument No. 20070625-0075285 on 06/21/2007 and filed for record on 06/25/2007, Register's Office for Davidson County, Tennessee.

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 3524 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), 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 16th day of October, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 16th day of October, 2008.

Commission expires: 11-7-11

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 7, 2011

Notary Public

File Number: 280900897

RETURN TO:

Stewart Title of Tennessee, I
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075