File No. 290200625

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MARCH, 2009.

Notary Public

MY COMMISSION EXPIRES: 11-22-10

(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: 03/04/09 13:23 2 pgs
Fees:13.00 Taxes:458.43
20090304-0019294

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenda P. Barton	Countrywide Bank	053-11-0-095.00
(NAME) 108 Meadow Street	(NAME) 801 Crescent Centre Drive, S-510	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Franklin, TN 37067	
(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 **BRENDA P. BARTON, UNMARRIED,** 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. 36 of the Boundary Resubdivision of Lots 34, 35, 36 and 37 Block A, Life & Casualty Insurance Co. Property, as shown on plat of record in Instrument 200802110013761, 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 Warranty Deed from Wilson Realty Management, LLC, of record in Instrument 20080428-0042961, dated April 24, 2008 and filed for record on April 28, 2008, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2009 are a lien but are not yet due and payable; (2) All matters as set forth per Plat Book 974, Page 11, amended in Instrument 200802110013761, Register's Office for Davidson County, Tennessee; (3) Subject to a Sewer Easement of record in Book 1212, Page 244, Register's Office for Davidson County, Tennessee; (4) Subject to a Sewer/Water/Drainage Easement of record in Instrument 200711160134401, 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 108 Meadow Street, 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 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/our hands this 2nd day of March, 2009.

Jason Wilkerson

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 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 2nd day of March, 2009.

Commission expires: 1/11/11

Notary Public

File Number: 290200625

RETURN TO:
Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY