BILL GARRETT, Davidson County
Trans: T20100040707 DEEDWARR
Recvd: 07/02/10 10:38 2 pgs
Fees: 13.00 Taxes: 373.33

20100702-0051994

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,900.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 28TH DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES:

11/22/10 (AFFIX SEAL)

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
MEGAN M. LINK AND CEDRIC J. LINK WIFE AND HUSBAND	Bank of America N.A.	
	(NAME)	
106 Wiley Street	801 Crescent Centre Drive #510	043-09-0-036.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JASON WILKERSON and SCOTT WILLIAMS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MEGAN M. LINK AND CEDRIC J. LINK WIFE AND HUSBAND, hereinafter called the Grantees, their heirs and assigns, that 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. 53 OF BLOCK A ON THE MAP OF OVERLOOK ESTATES, OF RECORD IN PLAT BOOK 843, PAGE 105, REGISTER S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JASON WILKERSON, MARRIED, BY DEED FROM WILLIE E. MOONEYHAN, MARRIED, OF RECORD AS INSTRUMENT NO. 20100219-0012672 , DATED FEBRUARY 18, 2010 , SAID REGISTER'S OFFICE. BEING FURTHERED CONVEYED TO JASON WILKERSON AND SCOTT WILLIAMS, BY QUITCLAIM DEED FROM JASON WILKERSON, OF RECORD AS INSTRUMENT NO. 20100305-0017118, DATED FEBRUARY 18, 2010, SAID REGISTER'S OFFICE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 106 Wiley Street, Madison, TN 37115
(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/our hand(s) this 28th day of May, 2010.

WARRANTY DEED
(Continued)

JASON WILKERSON

SCOTT WILLIAMS

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jason Wilkeron and Scott Williams the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of June, 2010.

Notary Public

My Commission Expires: 11-7-11

(SEAL)

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

RETURN TO:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215