BILL GARRETT, Davidson County
Trans:T20100060595 DEEDWARR
Recvd: 09/27/10 10:24 2 pgs
Fees:13.00 Taxes:458.43
20100927-0076592

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Rachel C. McCamison
Affiant

Subscribed and sworn to before me, this 23RD DAY OF SEPTEMBER, 2010.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES: 11-7-11

(AFFIX SEAL)

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

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 NUMBERS
Andrew Bartlett, unmarried and Stephanie Cates, unmarried, joint tenants with right of survivorship	Wilson Bank & Trust	06409009300
113 Commerce St. (ADDRESS)	(NAME) 623 West Main Street (ADDRESS)	
Old Hickory TN 37138 (CITY) (STATE) (ZIP)	Lebanon, TN 37087 (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 Andrew Bartlett, unmarried and Stephanie Cates, unmarried, joint tenants with right of survivorship, 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 LOTS NO. 1 & 2, OF BLOCK C" ON THE MAP OF HADLEY'S BEND CITY, OF RECORD IN PLAT BOOK 421, PAGE 120, REGISTER S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOTS NO.1 AND 2 FRONT 25 FEET EACH ON THE SOUTHERLY SIDE OF COMMERCE STREET, AND RUN BACK 200 FEET TO THE NORTHERLY MARGIN OF SOUTH STREET.

BEING PART OF THE SAME PROPERTY CONVEYED TO JASON WILKERSON AND SCOTT WILLIAMS BY SPECIAL WARRANTY DEED FROM WELLS FARGO BANK, NA, SUCCESSOR BY MERGER TO WACHOVIA BANK, N.A., DATED MAY 4, 2010 AND FILED OF RECORD AS INSTRUMENT NO. 20100514-0037203, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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

unimproved ( )
This is improved (X) property, known as 113 Commerce 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 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 23rd day of September, 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, Jonathan N. Robinson, 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 23rd day of September, 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:
Cumberland Title Company
13026 Lebanon Road
Mt. Juliet, TN 37122