WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110032377 DEEDWARR
Recvd: 06/01/11 10:37 2 pgs
Fees:13.00 Taxes:306.05
20110601-0041642

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,715.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2011.

Notary Public

MY COMMISSION EXPIRES: 11.3.2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kevin Nannie Sr.	Bank of America, NA	075-13-0-006.00
(NAME)	(NAME)	
5034 Bonnameade Drive	840 Crescent Centre Dr # 460	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	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, we, **Woodrow T. Wilson Jr. and Shirley T. Wilson**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kevin Nannie Sr. and Brandy Nannie husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 491 on the Plan of Section Five, Hermitage Hills as of record in Plat Book 3300, Pages 1 and 2, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Woodrow T. Wilson Jr. and Shirley T. Wilson by Warranty Deed dated June 15, 2007 from Benny W. Neal and wife, Suesann C. Neal as recorded in Instrument No. 20070620-0073619, Register's Office for Davidson County, Tennessee.

All matters as set forth on the plat of record in Plat Book 3300, Pages 1 and 2, Register's Office for County, .

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 5034 Bonnameade Drive, Hermitage, TN 37076
(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/or 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/or 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 our hands this 28th day of May, 2011.

Woodrow T. Wilson Jr.

Shirley T. Wilson

State of ~~Tennessee~~ GEORGIA
County of ~~Wilson~~ DAWSON

Personally appeared before me Woodrow T. Wilson Jr. and Shirley T. Wilson, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of May, 2011.

Notary Public

My Commission Expires:

KATRINA R. BROWNLEE
Notary Public, Dawson County, Georgia
My Commission Expires April 23, 2013

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122