WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JANUARY, 2012.

Notary Public

MY COMMISSION EXPIRES: 3-3-15

(AFFIX SEAL)

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Georgena J. Virga	New Owner	Map 23
(NAME)	(NAME)	
2331 Crocker Springs Road		Parcel 15
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KENNETH R. WILSON AND WIFE, DEBORAH F. WILSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GEORGENA J. VIRGA**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the old 22nd Civil District of Davidson County, Tennessee, now the 10th Civil District of Davidson County, Tennessee, and being part of a tract of record in Book 5086, page 328, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey by John R. Bates, Surveyor, dated May 13, 1977, as follows:

Beginning at a corner post and steel pin in the westerly margin of Crocker Springs Road, being a corner with the formerly Edwards property; thence south 87 deg. West 409.0 feet to an iron pin and a corner post; thence south 4 deg. West 632.0 feet to an iron pin; thence north 33 deg. 00' west 968.0 feet to a stake (with slope tapes 1015.0 feet); thence with the line between Tracts 4 and 5, north 67 deg. 30' east 758.0 feet to a steel post; thence north 78 deg. 05' east 300.0 feet to a steel post in the margin of Crocker Springs Road; thence with the westerly margin of Crocker Springs Road, south 2 deg. west 513.0 feet to the point of beginning, and containing 11.46 acres, more or less, being Tract 5.

Being the same property conveyed to Kenneth R. Wilson and wife, Deborah F. Wilson, by Quitclaim Deed from Michel P. Davis, trustee, of record in Instrument No. 20040615-0070216, said Register's Office.

This conveyance is subject to (a) 2012 real property taxes; and (b) restrictive covenants of record in Book 5240, page 634, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2331 Crocker Springs Road, Goodlettsville, Tennessee 37072

(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.

BILL GARRETT, Davidson County
Trans:T20120005948 DEEDWARR
Recvd: 01/25/12 12:57 2 pgs
Fees:13.00 Taxes:1073.00
20120125-0007008

Witness our hands this 20TH day of January, 2012.

Kenneth R. Wilson

Deborah F. Wilson

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 Kenneth R. Wilson and Deborah F. Wilson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20TH day of January, 2012.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015