File No. 120878

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120066715 DEEDWARR
Recvd: 09/06/12 09:13 2 pgs
Fees:13.00 Taxes:608.65
20120906-0080472

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF AUGUST, 2012.

Notary Public

MY COMMISSION EXPIRES: 4-26-16
(AFFIX SEAL)

JANET L. ADAMS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 01-26-2016

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert A. Whitaker	F&M Bank	026 09 0 014.00
(NAME)	(NAME)	
531 Donald Street	50 Franklin St.	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Michael T. Wilson and wife, Katy L. Wilson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert A. Whitaker and wife, Callie E. Whitaker, 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:

Land in Davidson County, Tennessee, being Lot No. 2 on Section 5 of Clark Place, at Goodlettsville, Tennessee, as of record in Book 2331, Page 159, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Westerly margin of Donald Avenue, common corner of Lots Nos. 2 and 3; thence with the line between said two lots Westerly 210.3 feet to a point; thence Southerly 159.0 feet to a point in the Northerly margin of Cima Drive; thence with the margin of said drive Easterly 176.5 feet to a point; thence around a curve Northeasterly 38.1 feet to a point in the Westerly margin of Donald Avenue; thence with the margin of said Avenue Northerly 120.5 feet to the point of beginning.

PROPERTY ADDRESS: 531 Donald Street (a/k/a 531 Donald Avenue), Goodlettsville, TN 37072

Being the same property conveyed to Michael T. Wilson and wife, Katy L. Wilson by deed from Kathryne Mitchell Duke, an unmarried woman, dated February 21, 2008 and recorded on February 25, 2008 in Instrument No. 20080225-0018134, Register's Office, Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.

unimproved ☐

This is improved ☒ property, known as 531 Donald Street, Goodlettsville, TN 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

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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 our hands this 23rd day of August, 2012.

Michael T. Wilson

Katy L. Wilson

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 Michael T. Wilson and wife, Katy L. Wilson, the bargainor(s), 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 this 23rd day of August, 2012.

Commission expires: 1-26-16

Notary Public

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2016