FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$145,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **August 28, 2012.** Notary Public MY COMMISSION EXPIRES: 3/28/15 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20120069404 DEEDWARR
Recvd: 09/14/12 14:36 2 pgs
Fees: 13.00 Taxes: 536.50
20120914-0083739

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC
2508 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**12-0349**

Shella McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel L. Wilkerson and Andrea D. Wilkerson	**U.S. Bank National Association**	**083-15-0-092.00**
(NAME) **241 Riverside Drive**	(NAME) **3180 Rider Trail South**	
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Earth City, MO 63045**	
(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, **James L. Brown and wife, Patricia A. Brown,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel L. Wilkerson and Andrea D. Wilkerson, husband and wife,** 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. 33, Section One, Addition One, Fortland Park Subdivision as shown on plat of record in Plat Book 2854, Page 68, in the Register's Office, Davidson County, TN, to which plat reference is hereby made for a more co0mplete description of said Lot.

Being the same property conveyed to James L. Brown and wife, Patricia A. Brown by Warranty Deed from Mildred Frances Davis, an unmarried woman, executed by William Gray Davis (Power of Attorney of record in Instrument No. 20080815-0084082), recorded August 18, 2008 in Instrument No. 20080818-0084477, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **241 Riverside Drive, Nashville, TN 37206**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **28th** day of **August, 2012**.

James L. Brown

Patricia A. Brown

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **James L. Brown and Patricia A. Brown**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **28th** day of **August, 2012**.

NOTARY PUBLIC

My Commission Expires: 7/14/2013

HUGH B. SHOULDERS JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON