NEW OWNER:

Casey Huynh
1407 Pennock Street
Nashville, Tennessee 37207

SEND TAX BILLS TO:
NEW OWNER

Map 071
Group 11-0
Parcel 239.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 12-0647

BILL GARRETT, Davidson County
Trans:T20120070908 DEEDWARR
Recvd: 09/20/12 11:03 3 pgs
Fees:18.00 Taxes:166.50
20120920-0085499

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Forty-Five Thousand and 00/100 Dollars ($45,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JEFFREY D. WILKERSON AND WIFE, JONI WILKERSON,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **CASEY HUYNH, unmarried man** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

The following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 221, 222, and 223 on the Plat of the Highland Land Cos., Subdivision of record in Book 421, Page 14, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being a part of the property conveyed to Jeffrey D. Wilkerson, a married man by Special Warranty Deed from First Citizens National Bank dated May 23, 2011 of record in Instrument #20110608-0043834, Register's Office Davidson County, Tennessee.

This is IMPROVED property known as 1407 Pennock Avenue, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor are lawfully seized and possessed of said property; that Grantor have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 13 day of September, 2012.

JEFFREY D. WILKERSON

JONI WILKERSON

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JEFFREY D. WILKERSON AND JONI WILKERSON**, 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 office this 13 day of September, 2012.

NOTARY PUBLIC

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 90380 RENEE RATLIFF Commission Expires July 22, 2016 HARRISON COUNTY

My commission expires: July 22, 2016

****

The actual consideration or value, whichever is greater, for this transfer is **$45,000.00.**

AFFIANT

Sworn to and subscribed to before me this 18 day of September, 2012.

NOTARY PUBLIC

My commission expires: _____

