BILL GARRETT, Davidson County
Trans:T20120092732 DEEDWARR
Recvd: 12/05/12 08:58 2 pgs
Fees:13.00 Taxes:432.90

20121205-0111777

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of November, 2012 Notary Public MY COMMISSION EXPIRES: 8/23/16 (AFFIX SEAL)

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bernard R. Wilkerson	New Owner	008000150
(NAME)	(NAME)	
8203 Whites Creek Pike		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(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, I/WE, Chris French and Kelly French, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Bernard R. Wilkerson, a married person**, 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 the 14th Civil District of Davidson County, Tennessee, being known as Tract No. 1 on the unrecorded Map of the property known as The Bracey Farm, and described according to a survey made May 10, 1960, by Stephen A. Draper, Surveyor, as follows:

Beginning at a point in the West margin of Springfield Highway, at the corner of Lots Nos. 1 and 2; thence with the line between said lots, South 88 deg. West 200 feet to the line of the Fisher Lands; thence along Fisher's East line, South 15 deg. 45 min. East 290 feet, more or less, to the West margin of Springfield Highway; thence with the margin of the same Northerly 286 feet to the point of beginning.

Being the same property conveyed to Chris French and wife, Kelly French by Warranty Deed from Jean C. Yount and William Yount, dated May 30, 2008 of record in Instrument No. 20080604-0057090, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☑ property, known as 8203 Whites Creek Pike, Joelton, TN 37080

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, has 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.

Witness our hands this 19th day of November, 2012

X _____
Chris French

X _____
Kelly French

STATE OF ALABAMA
COUNTY OF X Shelby

Personally appeared before me, the undersigned authority, **Chris French and Kelly French**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 19th day of November, 2012

X _____
Notary Public

My commission expires: X _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: July 26, 2016