File No. 20130085

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130034446 DEEDWARR
Recvd: 04/26/13 10:34 2 pgs
Fees:13.00 Taxes:714.10
20130426-0041650

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF APRIL, 2013.

Notary Public

MY COMMISSION EXPIRES: My Comm. Exp. July 21, 2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darlene Hamilton	New Owner	042-01-0-018.00
(NAME)	(NAME)	
801 Fonnic Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, Albert L. Wilkinson and Jennifer Wilkinson, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Darlene Hamilton, 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. 19 on the Plan of Ozark Hills, as of record in Book 3700, Page 20, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Nesbitt Drive, common corner of Lots Nos. 18 and 19; thence with the line between said two lots, northwardly 181.1 feet to a point, common corner of Lots Nos. 18, 19, and 20; thence with the line between said Lots Nos. 19 and 20, eastwardly 181.5 feet to a point in the westerly margin of Fonnic Drive; thence with said margin, southwardly 210 feet to the beginning of a curve having a radius of 25 feet; thence with said curve, southwestwardly 39.27 feet to a point in the northerly margin of Nesbitt Drive; thence with said Nesbitt Drive, westwardly 178.45 feet to the beginning.

BEING the same property conveyed to Albert L. Wilkinson, unmarried, by Warranty Deed from Abraham Cromartie and wife, Kimberly Cromartie, dated 11/29/07 and recorded 12/03/07 in Instrument No. 20071203-0140080, Register's Office for Davidson County, Tennessee. Power of Attorney for Abraham Cromartie of record in Instrument No. 20071203-0140079, said Register's Office.

Jennifer P. Wilkinson herein joins to convey any and all right and interest she may have; especially her marital rights.

Subject to all existing easements and all matters shown on plat of record in Book 3700, Page 20, Register's Office for Davidson County, Tennessee.

File No. 20130085

unimproved ☐

This is improved ☒ property, known as 801 Fonnic Drive, Nashville, TN 37207

(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.

Witness my hand this 22nd day of April, 2013.

Albert L. Wilkinson

Jennifer Wilkinson

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 Albert L. Wilkinson and Jennifer P. Wilkinson, 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 22nd day of April, 2013.

Commission expires: 1/2/14

Notary Public

Rebecca Campbell
State Of Tennessee Notary Public
Sumner County