WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130046789 DEEDWARR
Recvd: 06/05/13 09:46 2 pgs
Fees:13.00 Taxes:832.13
20130605-0056842

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,900.00

Kimberly Renee Wilkerson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES: October 28, 2016.
(AFFIX SEAL)

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CYRIL D. DRAYTON	Franklin American Mortgage Co.	183-05-0A-226.00
(NAME)	(NAME)	
5156 Morningwood Lane	501 Corporate Centre Dr. #400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin, TN 37067	
(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, I, **KIMBERLY RENEE WILKERSON, Sole Beneficiary under the terms of the Last Will of SANDRA J. SWAFFORD aka SANDRA JEAN SWAFFORD, deceased**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CYRIL D. DRAYTON and wife, CHERYL DRAYTON**, 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. 522 on the Plan of Phase 5, Section 8, October Woods of record in Instrument No. 19991214-0303097, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Prior Deed of record in Instrument No. 20060119-0007360 references incorrect Plan of record in Instrument No. 199912140202097.:

*and 19991214-0303098

Being the same property conveyed to Sandra J. Swafford by deed from Prudential Relocation, Inc., of record in Instrument No. 20090220-0014756, Register's Office for Davidson County, Tennessee. The said Sandra J. Swafford having since died on 03-26-2013 as an unmarried person. Sandra J. Swafford being one and the same person as Sandra Jean Swafford, whose last will was admitted to Probate in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 13P-626, Kimberly Renee Wilkerson being the sole beneficiary under said will. The decedent estate is solvent and release from the Bureau of TennCare and non-taxable certificate from the Tennessee Department of Revenue have been obtained.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/ condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) building restrictions, and (5) other matters of public record.

This is the same legal description as on the previous Deed of record.

This is not the Grantor's principle place of residence.

This is improved property, known as 5156 MORNINGWOOD LANE, ANTIOCH, TN 37013
(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 our hands this 31st day of May, 2013.

Kimberly Renee Wilkerson
KIMBERLY RENEE WILKERSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, KIMBERLY RENEE WILKERSON, the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of May, 2013.

Commission expires: October 28, 2015

Notary Public

