BILL GARRETT, Davidson County
Trans:T20130053193 DEEDWARR
Recvd: 06/24/13 11:24 6 pgs
Fees:33.00 Taxes:987.90
20130624-0064452

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN132870

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 day of May, 2013.

NOTARY PUBLIC

My commission expires: 12/23/2014

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dorothy H Rotoni 8352 Highway 100 Nashville, TN 37221	Same as new owner	16900007900

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixty Seven Thousand and 00/100 Dollars ($267,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **STEVEN W. WILKERSON, JEFFREY L. WILKERSON, KAY WILKERSON, JARROD WILKERSON, AND NATHAN WILKERSON, heirs at law of William Carl Wilkerson** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **DOROTHY H ROTONI,** unmarried hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Natchez Trace Estates, Section I, as of record in Book 4460, Page 129, Register's Office for Davidson County, Tennessee

Said Lot #2 fronts 155.6 feet on the northerly side of State Route 100 and extends back 560.0 feet on the easterly line and 560.0 feet on the westerly line to a dead line measuring 155.6 feet thereon.

Being the same property conveyed to William Carl Wilkerson, Jr. and wife, Mary Frances Wilkerson, by Warranty Deed from Robert Hendley and Robert N. Gambill partners, d/b/a Hendley & Gambill, dated 7/15/1974, recorded 7/30/1974, of record in Book 4838 page 890, in the Register's Office for Davidson County, Tennessee. The said Mary Frances Wilkerson having since died on May 7, 2001, William Carl Wilkerson, Jr. became owner in fee simple as surviving tenant by the entirety. The said William Carl Wilkerson having since died on March 11, 2012, the property passed to his heirs at law, who join in this conveyance.

This deed is being executed due to an error in the deed of record in Instrument No. 20010227-0018121, Register's Office for Davidson County, Tennessee. The Succesor Trustee of the W.C. Wilkerson Revocable Living Trust joins in this conveyance for purposes of passing any interest the Trust may have obtained despite the error in the above referenced Instrument.

This is improved property more commonly known as 8352 Highway 100, Nashville, TN 37221.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 24 day of May, 2013.

Steven W. Wilkerson

STEVEN W. WILKERSON, as Successor Co-Trustee of the W.C. Wilkerson Revocable Living Trust, and individually as heir of William Carl Wilkerson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 24 day of May, 2013, before me, appeared **Steven W. Wilkerson**, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Successor Co-Trustee of The W.C. Wilkerson Revocable Living Trust, and that said instrument was signed in behalf of said Trust, and said officer acknowledged said instrument to be the free act of deed of said Trust.

WITNESS my hand and seal, this the 24 day of May, 2013.

LISA GAIL MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Lisa Gail Morgan
Notary Public

My commission expires: 7/8/13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, **Steven W. Wilkerson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 24 day of May, 2013.

LISA GAIL MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Lisa Gail Morgan
Notary Public

My commission expires: 7/8/13

JEFFREY L. WILKERSON, as Successor Co-Trustee of the W.C. Wilkerson Revocable Living Trust, and individually as heir of William Carl Wilkerson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 29 day of May, 2013, before me, appeared **Jeffrey L. Wilkerson**, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Successor Co-Trustee of The W.C. Wilkerson Revocable Living Trust, and that said instrument was signed in behalf of said Trust, and said officer acknowledged said instrument to be the free act of deed of said Trust.

WITNESS my hand and seal, this the 29 day of May, 2013.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

Notary Public

My commission expires: 12/23/2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, **Jeffrey L. Wilkerson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 29 day of May, 2013.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

Notary Public

My commission expires: 12/23/2014

Kay Wilkerson
KAY WILKERSON

STATE OF FL
COUNTY OF LAKE

Personally appeared before me, a Notary Public, **Kay Wilkerson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 23 day of May, 2013.

Maria E
Notary Public

My commission expires: 01/08/2017

NOTARY PUBLIC STATE OF FLORIDA

MARIA E. CERNA
MY COMMISSION # EE 851806
EXPIRES: January 8, 2017
Bonded Thru Budget Notary Services

Jarrod Wilkerson
JARROD WILKERSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public, **Jarrod Wilkerson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 23rd day of May, 2013.

Notary Public

My commission expires: March 03, 2015

JUSTIN BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Nathan Wilkerson
NATHAN WILKERSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public, **Nathan Wilkerson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 24 day of May, 2013.

LISA GAIL MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Lisa Gail Morgan
Notary Public

My commission expires: 4/8/13