BILL GARRETT, Davidson County
Trans:T20130092431 DEEDWARR
Recvd: 10/29/13 08:35 2 pgs
Fees:13.00 Taxes:567.95
20131029-0112098

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of **October, 2013** Notary Public MY COMMISSION EXPIRES: 7-22-14 (AFFIX SEAL)

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachary Wilkinson and Ashley Wilkinson	SWBC Mortgage Corp.	183-05-0A-159.00-CO
(NAME) 5237 Catspaw Dr	(NAME) 9311 San Pedro Ave. Ste 100	
(ADDRESS) Antioch, TN 37013	(ADDRESS) San Antonio, TX 78216	
(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, **John B. Stephens and wife, Edna B. Stephens**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Zachary Wilkinson and Ashley Wilkinson, husband and wife**, 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, TN, being Lot No. 112 on the Plan of October Woods, Revision One, Phase Two, Section Five, of record in Plat Book 7900, page 909 and Amended in book 9700, page 439, Register's Office for said County, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to John B. Stephens and wife, Edna B. Stephens by deed dated March 16, 1998 from Claridge Builders Co., LLC and filed of record in Book 10840, page 687, Register's Office for 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 X property, known as 5237 Catspaw Dr, Antioch, TN 37013

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 **25th** day of **October, 2013**

John B. Stephens

Edna B. Stephens by John B. Stephens, Atty in Fact
Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal, this **25th** day of **October, 2013**

Notary Public

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 12-10-16

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named John B. Stephens, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Edna B. Stephens, as her Attorney In Fact, under Power of Attorney bearing Instrument No. 20131029011209 7, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Edna B. Stephens, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 25th day of October, 2013.

Notary Public

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:

12-10-16