# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130093540 DEEDWARR
Recvd: 11/01/13 09:41 2 pgs
Fees:13.00 Taxes:1785.25
20131101-0113397

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $482,500.00

Chris Lund
Affiant

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

Mitchell A Watts
Notary Public

MY COMMISSION EXPIRES: 8.21.17
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Warranty Title Insurance Company, Inc.
2400 Crestmoor Rd., Ste. 104
Nashville, Tennessee 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Margaret L. Wilkerson | New Owner | 104-5-335 |
| (NAME) | (NAME) | |
| 315 Greenway Avenue | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37205 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20131682 |

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Keith D. Hodges and Beth Donaghey, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Margaret L. Wilkerson**, hereinafter called the GRANTEE, her 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. 293 on the Plan of Richland Realty Company Subdivision, First Addition to Subdivision "B" as of record in Plat Book 332, page 174, Register's office for said County, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Keith D. Hodges and Beth Donaghey, husband and wife by Warranty Deed from Shawn L. Verner and wife, Dana Verner, dated June 30, 2011, of record in Instrument 20110630-0050323, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 315 Greenway Avenue, Nashville, TN 37205

(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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 30th day of October, 2013.

Keith D. Hodges

Beth Donaghey

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Keith D. Hodges and Beth Donaghey, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Keith D. Hodges and Beth Donaghey, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of October, 2013.

Commission expires:

CHRISTINE L. LIND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Christine L. Lind
Notary Public

My Commission Expires [redacted] 9.18.17