BILL GARRETT, Davidson County
Trans:T20130106906 DEEDWARR
Recvd: 12/26/13 10:57 2 pgs
Fees:13.00 Taxes:499.50

20131226-0129812

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

Subscribed and sworn to before me, this 16th day of December, 2013.

Notary Public

My commission expires: 7-24-17

DAVID R. A. ROETCER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CHONG KIM BURGESS **JOHN BURGESS**	**WATERSTONE MORTGAGE CORPORATIO**	**075120060000**
900 LIBBY LANE	**1321 MURFREESBORO RD, STE 606**	
HERMITAGE, TN 37076	**NASHVILLE, TN 37217**	

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 ACKNOWLEDGE, WE,

WANDA L. WILCOX, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHONG KIM BURGESS and JOHN BURGESS

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:

Being Lot No. 63, on the Plan of Meadows of Tulip Grove, Section 3, of record in Plat Book 6900, page 262, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 63, which is a corner lot, fronts a total distance of 93.18 feet on the broken westerly margin of Netherlands Drive and fronts 85.00 feet on the northerly margin of Libby Lane, said frontages being joined by a curve having a length of 31.42 feet and extends back 103.58 feet on the northerly line and 114.35 feet on the westerly line to a point of intersection.

BEING THE SAME PROPERTY CONVEYED TO WANDA L. WILCOX BY WARRANTY DEED FROM ANN M. KNIGHT, DATED 07/28/1994 AND RECORDED ON 08/05/1994 IN BOOK 9429, PAGE 148, SAID REGISTER'S OFFICE FOR SAID COUNTY. DONNIE HIGGINS JOINS IN THIS CONVEYANCE TO TRANSFER ANY AND ALL MARITAL INTEREST HE MAY HAVE IN THE PROPERTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 900 LIBBY LANE, HERMITAGE, TN 37076.

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 in 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/our hand(s) this 16th day of December, 2013.

WANDA L. WILCOX

DONNIE HIGGINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, WANDA L. WILCOX AND DONNIE HIGGINS, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of December, 2013.

Notary Public

My Commission Expires: 7-24-17

