File No. 140126

WARRANTY DEED

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Seth Richmond Wilson	CASH - Same	108-16-0-135.00
(NAME)	(NAME)	
3202 Priest Woods Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	,	
(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, Rebecca Darby, a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Seth Richmond Wilson, unmarried, 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. 67-A "Zone Lot Division of Lots 56, 65, 66 and 67 of Section 4 of Lakeview Hills Subd." As of record in Plat Book 6250, Page 265 (which amended Plat Book 5200, Page 642), Register's . Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Rebecca Darby, single person, by Cash Deed for Tennessee from Secretary of Housing and Urban Development, dated 07/13/92 and recorded 8/06/92 in Book 8696, Page 380, Register's Office for Davidson County.

Subject to the plan of record in Plat Book 6250, page 265 (which amended Plat Book 5200, Page 642), said Register's Office.

Subject to Sanitary Sewer and/or Storm Drainage Easement of record in Book 5856, Page 84, said Register's Office.

This conveyance is subject to any and all existing easements of record.

unimproved ☐

This is improved ☒ property, known as 3202 Priest Woods Dr., Nashville, TN 37214

(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

BILL GARRETT, Davidson County
Trans:T20140032824 DEEDWARR
Recvd: 05/12/14 14:40 2 pgs
Fees:13.00 Taxes:210.90
20140512-0040575

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 hand this 7th day of May, 2014.

Rebecca Darby

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rebecca Darby, the bargainor(s), with whom I am personally acquainted or proved to me 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 7th day of May, 2014.

Commission expires: 11/20/16

REBECCA CAMPBELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN MY COMMISSION EXP.

Notary Public