BILL GARRETT, Davidson County
Trans:T20140049354 DEEDWARR
Recvd: 07/10/14 14:20 2 pgs
Fees:13.00 Taxes:240.50

20140710-0060904

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$65,000.00
| E. W. Wilkerson
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 7 DAY OF July, 2014.
| Trudie S. Weston
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 5-3-16
| (AFFIX SEAL)

TRUDIE S. WESTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E. W. Wilkerson 4811 Lebanon Pike Hermitage, TN 37076	New Owner	Map 075-13-45.00

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,

Paul K. Nelson and wife, Dorothy F. Nelson

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

E. W. Wilkerson, married

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. 258 on the Revised Map of Hermitage Hills Subdivision, Section II, as of record in Book 2900, Page 112, Register's Office for said County.

Said Lot No. 258 fronts 80.13 feet on the northeasterly side of Jacksonian Drive and runs back 150 feet on the southeasterly line and 149.6 feet on the northwesterly line to a dead line in the rear and measures 78 feet thereon.

Being the same property conveyed to Paul K. Nelson and wife, Dorothy F. Nelson by Deed from Madeline R. Pulliam dated February 24, 1979 of record in Book 5400, Page 918, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2014 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 2900, Page 112, Register's Office for Davidson County, Tennessee.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **243 Jacksonian Drive, Hermitage, TN 37076**
(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 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 hand(s) this 7 day of July, 2014.

Paul K. Nelson

Dorothy F. Nelson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Paul K. Nelson and Dorothy F. Nelson, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7 day of July, 2014.

Trudie S. Weston
NOTARY PUBLIC

TRUDIE S. WESTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
5-3-16

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076