Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 3205
Box #26B
BMTE FILE 14755

Davidson County DEEDWARR
Recvd: 08/21/14 10:36 5 pgs
Fees:28.00 Taxes:934.25
20140821-0076228

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Steve Sams and Cheryl Sams 7834 Highway 100 Nashville, TN 37221	Reliance First Capital 201 Country Rd, Ste 205 Melville, NY 11747	15600001700
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Daryl Glenn Wilkinson, as Personal Representative for the Estate of Joe Larry Wilkinson, Daryl Glenn Wilkinson, individually, Kevin Vaughn Wilkinson, individually and Steven Larry Wilkinson, individually (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Steve Sams and wife, Cheryl Sams (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in the 9th Civil District of Davidson County, Tennessee, being Lot No. 6, on the Plan of Harpeth Heights, Section 2, not of record, described according to a survey made by Hal R. Swann, Jr., April 9, 1960, as follows:
Beginning on the Northwesterly margin of Highway No. 100 at the Southwest corner of the property conveyed to Charles William Mills, Sr. and wife, by deed from E. U. Buchi and wife, of record in Book 2876, Page 581, Register's Office for said County; thence with the Southwesterly line of said Mills' property Northwestwardly 223.5 feet; thence Southwesterly 150 feet to the Northeast corner of the property conveyed to Howard T. Breece and wife, by deed from E. U. Buchi and wife, of record in Book 3067, Page 155, said Register's Office; thence with the Northeasterly line of said Breece property Southeastwardly 234.4 feet to the Northwesterly margin of said Highway No. 100; thence with same Northeastwardly 150 feet to the beginning.

Being the same property conveyed to Joe L. Wilkinson et ux Barbara H. Wilkinson by Warranty Deed from Zack R. Cheek et ux Emelyn T. Cheek, recorded on the 10th day of January, 1977 in Deed Book 5104, Page 206, in the Register's Office of Davidson County, Tennessee. Barbara Jane Wilkinson has since died on May 18, 2009 and upon her death, title was vested in Joe Larry Wilkinson as the sole surviving tenant by the entirety. Joe Larry Wilkinson has since died on November 2, 2013. Daryl Glenn Wilkinson was appointed by the Circuit Court for Hillsborough County Florida, Probate Division, Probate Docket # 13-3502 as Personal Representative and is conveying the interest of the Estate as Personal Representative. Daryl Glenn Wilkinson, Kevin Vaughn Wilkinson and Steven Larry Wilkinson will be signing individually as the sole surviving heirs at law.

This is improved real property located at 7834 Highway 100, Nashville, TN 37221.

This conveyance is subject to the following:

1. Taxes for the year 2014 for Davidson County, Tennessee.
2. All easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations.
3. Agreement for Dedication of Public utilities Easement recorded in Book 10752, page 976, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $252,500.00.
(
(
(Subscribed and sworn to before me
(this 19th day of August, 2014.
(
(My Commission Expires: May 16, 2015

Affiant

Notary Public

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors are further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever. Witness my hand this 19th day of August, 2014.

Personal Representative

The Estate of ~~Larry~~ Joe Wilkinson
By: Daryl Glenn Wilkinson, Personal Representative

Daryl Glenn Wilkinson, Individually

Kevin Vaughn Wilkinson, Individually

Steven Larry Wilkinson, Individually

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Kevin Vaughn Wilkinson whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 18th day of August, 2014.

Notary Public

My Commission Expires: 1-24-15

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Steven Larry Wilkinson whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 19th day of August, 2014.

Notary Public

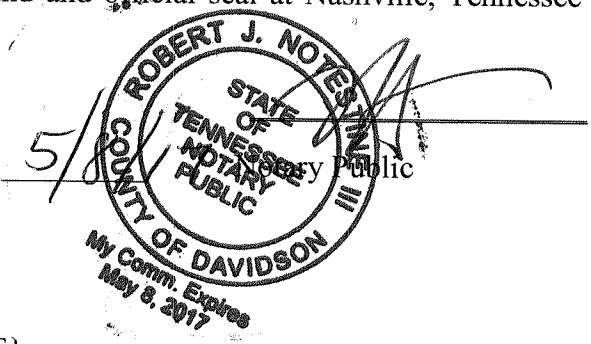
My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Daryl Glenn Wilkinson, Personal Representative of the Estate of Larry Joe Wilkinson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing as the personal representative for the Estate of Larry Joe Wilkinson and who acknowledged that he executed the same the foregoing instrument for the purposes herein contained as personal representative for the Estate of Larry Joe Wilkinson.

WITNESS my hand and official seal at Nashville, Tennessee this 19th day of August, 2014.



Notary Public

My Commission Expires: 5/8/17

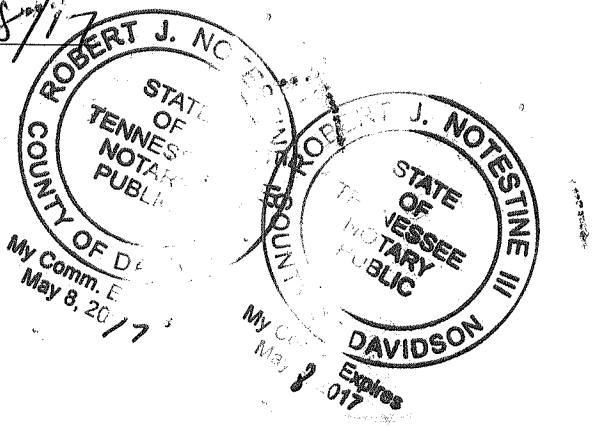
STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Daryl Glenn Wilkinson whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 19th day of August, 2014.

Notary Public

My Commission Expires: 5/8/17



CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

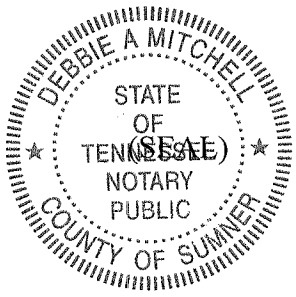
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie A. Mitchell, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Debbie A. Mitchell
Notary Public

My Commission Expires: 4/19/2017