Davidson County DEEDWARR
Recvd: 08/28/14 14:00 3 pgs
Fees:18.00 Taxes:647.13
20140828-0078807

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 day of August 2014. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Robert D. Wilkerson and Sarah Wilkerson, husband and wife and Deanna C. Wilkerson, an unmarried woman, as tenants in common with expressed rights of survivorship	F & M Bank	064 16 0D 17.00
(NAME) 1745 Stone Hollow Court	(NAME) P.O. Box 451	
(ADDRESS) Hermitage 37076	(ADDRESS) Clarksville, TN 37041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Seventy-Four Thousand Nine Hundred And No/100 Dollars ($174,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jack N. Matheson, IV and wife Misty M. Matheson**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert D. Wilkerson and Sarah Wilkerson,* husband and wife and Deanna V.C. Wilkerson, an unmarried woman, as tenants in common with expressed rights of survivorship**, 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: *AKA Sarah E. Wilkerson

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. 208 on the Plan of Section One, Truxton Park of Record in Instrument Number 20001026-0106272, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same premises conveyed to Jack N. Matheson, IV and wife, Misty M. Matheson by Deed from Michael Higginbotham and wife, Casie Higginbotham dated November 19, 2007 and recorded November 21, 2007 in Instrument No. 20071121-0136248, in said Register's Office for Davidson County, Tennessee.

File Number: MTJ-140946

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1745 Stone Hollow Court, 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, has 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 hands this 27th day of August, 2014.

Jack N. Matheson, IV

Misty M. Matheson by Jack N. Matheson, IV her attorney in fact
Misty M. Matheson by Jack N. Matheson, IV
her Attorney in Fact

File Number: MTJ-140946

STATE OF Tennessee

County OF Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Jack N. Matheson IV , to me known (or porved to me on the basis of satisfactory evidence) to be the perosn who executed the foregoing instrument on behalf of Misty N. Matheson as Attorney-in-fact, and acknowledged that he exectued the same as the free act and deed of Misty N. Matheson for the purposes therein contained.

Witness my hand and official seal, this the 27th of August, 2014.

Notary Public

My Commission Expires: March 26, 2017

(SEAL)

LAURIE DAMEWOOD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

State of Tennessee
County OF Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Jack N. Matheson IV , to me known (or porved to me on the basis of satisfactory evidence) to be the perosn who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of August, 2014.

Notary Public

My Commission Expires: March 26, 2017

(SEAL)

LAURIE DAMEWOOD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am 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.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017

My Commission Expires: 12/18/17

File Number: MTJ-140946