Davidson County	DEEDWARR
Recvd: 11/10/14 09:49	3 pgs
Fees:18.00 Taxes:499.50	
20141110-0103451	

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-16-2018

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 4th day of November, 2014.

Notary Public

My Commission Expires: _____

ADDRESS OF NEW OWNER

Adrian J. Donato
505 Canton Pass
Madison, Tennessee 37115

SEND TAX BILLS TO

American Mortgage Service Company
11503 Springfield Pike
Cincinnati, OH 45246

MAP & PARCEL NOS.

MAP 053-05-0
PARCEL 009.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Five Thousand and 00/100 Dollars ($***135,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, David Wayne Wilkerson, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Adrian J. Donato and Stephanie Donato, husband and wife, (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. 149 on the Plan of Section 3, Sequoia Valley, of record in Book 4460, Page 83, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to David Wayne Wilkerson by Warranty Deed dated March 25, 1985, from Dr. Roy Little and wife, Dorcas Little, of record in Book 6521, page 506, in the Register's Office for Davidson County, Tennessee.

The subject property is not now nor has it ever been the marital residence of the Grantor or Susan M. Wilkerson, the spouse of the Grantor.

This is improved property known as 505 Canton Pass, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for 2015 and all future years, the current year taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on the Plan of Section 3, Sequoia Valley, of record in Book 4460, page 83, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 3rd day of November, 2014.

David Wayne Wilkerson

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 David Wayne Wilkerson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of November, 2014.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).