BILL GARRETT, Davidson County
Trans:T20140088682 DEEDWARR
Recvd: 11/25/14 09:12 3 pgs
Fees:18.00 Taxes:148.00
20141125-0108484

THIS INSTRUMENT PREPARED BY:
HAYNES. FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
Mark Wilson Sonja Lee Wilson 2323 Crocker Springs Road Goodlettsville, TN 37072	3580 Binkley Road Joelton, TN 37080	Map 23 Parcel 16

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KENNETH R. WILSON,** has this day bargained and sold, and does hereby transfer and convey unto the said **MARK WILSON and wife, SONJA LEE WILSON,** their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Beginning at a stake with beech pointers, the northwest corner of a tract of land containing 6 ½ acres (which is the westerly part of this tract) conveyed to A. J. Paradise by deed from Miss Sue Loomey of record in Book 533, page 698, Register's Office for said County; thence North 85 deg. East 25.4 poles to a point in the center of a creek at the northeast corner of a tract of land containing 102 poles (which is the easterly part of this tract) conveyed to A. J. Paradise by deed from L. B. Caldwell and wife, of record in Book 587, page 234, said Register's Office; thence South 18 deg. East with the center of said creek, 3 poles to the center of said creek and Crocker Springs Road or Whites Creek Springs Road; thence South 3 deg. West, with the center of said road, 16 poles to a point in the center of said road; thence South 6 deg. West 13 poles and 12 links to a stone on the westerly side of said road; thence South 30 deg. West 40 poles to a sugar tree stump, the extreme southern corner of said 6 ½ acre tract of land; thence North 2 deg. West 60 poles to the beginning, containing in all 7.22 acres, more or less.

INCLUDED in the above description but specifically excluded from this conveyance is a certain tract or parcel of land conveyed to James E. Berlin and wife, Evelyn Berlin by deed dated August 14th, 1954 and filed for record in Book 2294, page 236, Register's Office for Davidson County, Tennessee, said property being more specifically and particularly described as follows, to wit:

Situated in the 10th Civil District of Davidson County, beginning at a point in the center of Crocker Springs Road in Joe E. Edwards East line; thence South 6 deg.

West 262 feet to a point; thence South 40 deg. 40' West 660 feet to a point; thence in a northerly direction with Joe Edwards west line 672 feet to a point in Joe Edwards west line; thence South 88 deg. East 442 feet to the beginning, containing 4 acres according to a survey of John M. Sullivan, County Surveyor, (not dated).

BEING the same property conveyed to Kenneth R. Wilson by Warranty Deed from Ross C. Randolph and wife, Billie Jean Randolph, of record in Book 8978, page 623, Register's Office for Davidson County, Tennessee. Deborah Faye Wilson, wife of Kenneth R. Wilson, joins in this conveyance and transfers all her marital interest to Mark Wilson and wife, Sonja Lee Wilson.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $40,000.00.
Subscribed and sworn to before me,
this 20 of November, 2014.
My Commission Expires: 01/11/2017

Affiant

Notary Public

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

The mailing address for said property is: 2323 Crocker Springs Road, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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.

Witness our hands this 20 day of November, 2014.

Kenneth R. Wilson
KENNETH R. WILSON

Deborah Faye Wilson
DEBORAH FAYE WILSON

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, **KENNETH R. WILSON and wife, DEBORAH FAYE WILSON,** with whom I am personally acquainted (or 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 and official seal at Goodlettsville, Tennessee, this the 20 day of November, 2014.

NOTARY PUBLIC

My Commission Expires: 01/11/2017

