BILL GARRETT, Davidson County
Trans:T20140096759 DEEDWARR
Recvd: 12/29/14 10:31 2 pgs
Fees:13.00 Taxes:407.00
20141229-0118305

RECORD AND RETURN TO;
TENNESSEE NATIONS TITLE AGENCY, INC.
404 BNA Dr ste 307
Nashville Tn 37217
14NT00373
WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
22nd DAY OF December, 2014

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 11-3-15

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE NATIONS TITLE AGENCY 404 BNA Dr ste 307 Nashville Tn 37217

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael E. Wilburn and Vicki J. Wilburn	Primary Residential Mtg Inc	16200002900
5086 Blue Hole Rd.	1480 N. 2200 West	
Antioch, TN 37013	Salt Lake City UT 84116	

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, **Eugene C. Wilburn, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael E. Wilburn and Vicki J. Wilburn, 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:

LAND LOCATED IN THE 32ND COUNCIL MANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE THE EASTERLY MARGIN OF BLUE HOLE ROAD BOUNDED ON THE NORTH BY JANICE HANCOCK BELL, BOUNDED ON THE EAST AND SOUTH BY MICHELE, DAVIS AND INTERSTATE HIGHWAY 24, DESCRIBED ACCORDING TO A BOUNDARY SURVEY DATED 7/29/2005 BY CAMPBELL , MCRAE AND ASSOCIATES, SURVEYING INC, (JOHN A. HOOD TN R.L.S. NO. 1838) AS FOLLOWS:

BEGINNING AT AN IRON ROAD (NEW) IN THE EASTERLY MARGIN OF BLUE HOLE ROAD, THE SOUTHWEST CORNER OF JANICE HANCOCK BELL (BOOK 5224, PAGE 789 R.O.D.C., TN) AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE WITH THE SOUTHERLY LINE OF BELL S., 86°15'00" E, 327.64' TO AN IRON ROAD (OLD), SAID IRON ROD BEING THE NORTHWEST CORNER OF MITCHELL E. DAVIS AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE WITH THE WEST AND SOUTH LINES OF MITCHELL E. DAVIS (BOOK 11385, PAGE 101 R.O.D.C, TN) S. 10°36'45" W, 115.22' TO AN IRON ROD (OLD) THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE SOUTH S. 58°57'48" W, 82.45' TO AN IRON ROD (NEW); THENCE N. 83°45'13" W, 182.81' TO AN IRON ROD (OLD) IN THE NORTHERLY MARGIN OF INTERSTATE HIGHWAY 24; THENCE WITH THE MARGIN OF SAID HIGHWAY N, 50°37'44" W, 73.99' TO A HIGHWAY MONUMENT (OLD) IN THE EASTERLY MARGIN OF BLUE HOLE ROAD, SAID MONUMENT BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, THENCE WITH THE EASTERLY MARGIN OF BLUE HOLE ROAD, N 11°10'24" E, 75.73' TO THE POINT OF BEGINNING AND CONTAINING 0.88 ACRES MORE OR LESS.

INCLUDED IN THE ABOVE DESCRIPTION IS A 15' RESERVED RIGHT-OF-WAY OF STRIP TO THE BARRY FAMILY CEMENTERY, RIGHT-OF-WAY RUNS ADJACENT AND PARALLEL TO THE NORTHERLY LINE OF THE DESCRIBED TRACT

BEING THE SAME PROPERTY CONVEYED TO EUGENE WILBURN, UNMARRIED BY WARRANTY DEED FROM WILLIAM RIEVES AND JUDY SYKES AS RECORDED 11-23-05 AS INSTRUMENT NUMBER 20051123-0142016.

This is improved property commonly know as 5086 BLUE HOLE ROAD, ANTIOCH, TN 37013.

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/my hand(s) this 22 day of December, 2014.

Eugene C. Wilburn

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 **Eugene C. Wilburn** the bargainors 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 Nashville, Tennessee, this 22 day of December, 2014.

Commission Expires: 11-3-15

Notary Public

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY