BILL GARRETT, Davidson County
Trans:T20150017961 DEEDWARR
Recvd: 03/12/15 10:28 2 pgs
Fees:13.00 Taxes:517.63
20150312-0021172

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$139,900.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
9th DAY OF March, 2015.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3-27-18
(AFFIX SEAL)

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffery L. Johnson & Dawn K. Murphy 243 Jacksonian Drive Hermitage, TN 37076	SWBC Mortgage Corp. 9311 San Pedro Ave. #100 San Antonio, TX 78216	075-13-45.00

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,

E.W. Wilkerson, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jeffery L. Johnson and Dawn K. Murphy, 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. 258 on the Revised Map of Hermitage Hills Subdivision, Section II, as of record in Book 2900, Page 112, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to E.W. Wilkerson, married by Deed from Paul K. Nelson and wife, Dorothy F. Nelson dated July 7, 2014 of record in Instrument Number 20140710-0060904, Register's Office for Davidson County, Tennessee.

This property is not nor has ever been the principal residence of the spouse of the Grantor herein.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 2900, Page 112, Register's Office for Davidson County, Tennessee.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 243 Jacksonian Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 my hand(s) this 9th day of March, 2015.

E.W. Wilkerson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, E.W. Wilkerson, with whom I am personally acquainted, (or who 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, at office, this 9th day of March, 2015.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076