WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150020871 DEEDWARR
Recvd: 03/23/15 10:16 2 pgs
Fees:13.00 Taxes:769.60
20150323-0024636

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of March, 2015

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 8, 2017

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Caitlin L. McKeighen	Franklin American Mortgage Company	Map 84-C
(NAME) 2817 Eastland Avenue	(NAME) 501 Corporate Centre Drive, Suite 400	Parcel 9.00
(ADDRESS) Nashville, TN 37206-1141	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,**Steven Wilmoth and Jessica Wilmoth, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Caitlin L. McKeighen and Meghan L. McKeighen, tenants in common,** 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 in Davidson County, Tennessee, being lot No. 6 on the Plan of Meadow Rose Park, Section 2, as shown on Plat of record in Plat Book 2083, Page 87, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jessica D. Peacock by Warranty Deed from Angela L. Perry, f/k/a Angela L. Jackson and spouse, Archie A. Perry of record in Instrument No, 20060803-0094387, Register's Office for Davidson County, Tennessee, filed for record on August 3, 2006 and by deed from Michael O. Ewing and wife, Mary L. Ewing of record in Book 10441, Page 350, said Register's Office. Jessica D. Peacock has since married and is now known as Jessica Wilmoth.

Steven Wilmoth joins in executing this Warranty Deed to convey any and all marital rights he may have in said property.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 2083, page 87.

unimproved ☑

This is improved ☐ property, known as 2817 Eastland Avenue, Nashville, TN 37206-1141
(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/our hands this 19th day of March, 2015.

Steven Wilmoth

Jessica Wilmoth

State of Tennessee
County of Davidson

Personally appeared before me Steven Wilmoth and Jessica Wilmoth, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of March, 2015.

Notary Public
My Commission Expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

File No.: 21915051