WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150023138 DEEDWARR
Recvd: 03/30/15 15:03 2 pgs
Fees:13.00 Taxes:425.13
20150330-0027348

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,900.00 .

Bridgette Rose Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of March, 2015.

Notary Public

MY COMMISSION EXPIRES: 5/3/2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffrey S. Wilson	Jeffrey S. Wilson	064090A02500CO
(NAME)	(NAME)	
4546 S Trace Boulevard	4546 S Trace Boulevard	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Barbara M. Brock and husband, David T. Brock, tenants by the entirety**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jeffrey S. Wilson and Bridgette R. Wilson, husband and wife** , hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee and being known and designated as all of Unit No. 4546 as shown on the site plan of Southfork Condominiums, Phase One, of record in Book 6783, Page 865, in the Register's Office for Davidson County, Tennessee, said site plan being Exhibit "C" to the Master Deed for Southfork Condominiums, of record in Book 6783, Page 839 and also of record in Plat Book 6250, Page 386 and Plat Book 6900, Page 132, in the Register's Office for Davidson County, Tennessee, and as said Unit is described in said Master Deed, together with an undivided interest in the common elements appurtenant to said Unit as set forth in said Master Deed

Being the same property conveyed to Barbara M. Brock and husband, David T. Brock, tenants by the entirety by Warranty Deed from William J. Ledford, a married man, dated 06/13/2013, recorded 06/18/2013 of Record as Instrument No. 20130618-0062395, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Book 6250, Page 386 and Plat Book 6900, Page 132; (2) Declaration of Condominium of Southfork Condominiums, Phase One, and all exhibits attached thereto and recorded of Record in Book 6783, Page 839; (3) Declaration of Condominium of Southfork Condominiums, Phase One, and all exhibits attached thereto and recorded of Record in Book 6906, Page 733, Amendment recorded of Record in Book 8291, Page 955; (4) Storm Water Detention Agreement recorded of Record in Book 6566, Page 208; (5) Charter of Southfork Homeowners Association recorded of Record in Book 6790, Page 998, in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

File No.: 01288-24788
SMG TN Warranty Deed

This is improved ☑ property, known as 4546 S Trace Boulevard, Old Hickory, TN 37138
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hands this 26th day of March, 2015.

Barbara M Brock
Barbara M. Brock

David T Brock by Barbara M Brock, attorney in fact
David T. Brock
By Barbara M. Brock, Attorney-in-fact

State of Tennessee
County of Wilson

Personally appeared before me Barbara M. Brock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of March, 2015.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

State of Tennessee
County of Wilson

On this 26th day of March, 2015, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Barbara M. Brock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of David T. Brock, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. 20150330-0027347, Register's Office of Davidson County, Tennessee.

WITNESS my hand and seal this 26th day of March, 2015.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122