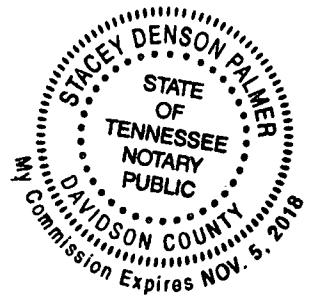
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2015.

Stacey Denson Palmer
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150045174 DEEDWARR
Recvd: 06/09/15 09:51 2 pgs
Fees:13.00 Taxes:514.30
20150609-0053933

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
Stephanie D. Knies	FIRST BANK	053060B10100CO
(NAME)	(NAME)	
1996 Waterford Drive	318 SEABOARD LANE #205	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	FRANKLIN, TN 37067	
(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, **Theodore R, Forker III and Annmarie C. Wikman Wheeler, as tenants in common**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Stephanie D. Knies, an unmarried woman and Wayne L. Parks, an unmarried man**, 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, being Lot No. 130 on the plan of Phase 5B, Waterford, of record in Plat Book 7900, Pages 838 & 839, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Theodore R. Forker III, and Annmarie C. Wikman, as tenants in common by Warranty Deed from Marie C. Forker, dated 12/1/2006, recorded 9/18/2007 of record in Instrument No. 20070918-0111670, in the Register's Office for Davidson County, Tennessee.

The said Theodore Forker and Theodore R. Forker III are one in the same person.

The said Annmarie C. Wikman and Annmarie C. Wikman and Annmarie Wikman Wheeler are one in the same person

All matters shown on the plat of record in Plat Book 7900, Page 838 & 839, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded of record in Book 9530, Page 189, as amended of record in Book 9530, Page 185, of record in Book 6900, Page 540, of record in Book 8694, Page 216, of record in Book 8699, Page 462, and of record in Book 7463, Page 294, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

By-Laws of record in Book 8715, Page 583, as amended in Instrument No. 200903090020515, in the Register's Office for Davidson County, Tennessee.

Easement recorded of record in Book 1717, Page 30, in the Register's Office for Davidson County, Tennessee.

Easement recorded of record in Book 2024, Page 225, in the Register's Office for Davidson County, Tennessee.

File No.: 01288-26231
SMG TN Warranty Deed

Charter of the Homeowners Association of record in Book 8711, Page 701, in the Register's Office for Davidson County, Tennessee.

Conveyance of common areas of record in Book 8715, Page 590, Book 9393, Page 833 and Book 9752, Page 82, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

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 ☐

This is improved ☑ property, known as 1996 Waterford Drive, 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 28th day of May, 2015.

Theodore R Forker, III, by Annmarie Wikman Wheeler his atty in fact — Annmarie C Wikman Wheeler

Theodore R. Forker III by Annmarie Wikman Wheeler his atty in fact

Annmarie C. Wikman Wheeler

STATE OF TENNESSEE
COUNTY OF WILSON

On this 28TH day of May, 2015, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Annemarie C. Wikman Wheeler, 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 Theodore R. Forker III, 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. 20150609-0053932, Register's Office of Davidson County, Tennessee.

Notary Public
My Commission Expires: 8-14-17

MARILYN C. NEWMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Annemarie C. Wikman Wheeler, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of May, 2015.

Notary Public
My Commission Expires: 8-14-17

MARILYN C. NEWMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

File No.: 01288-26231
SMG TN Warranty Deed