WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$395,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/12/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Peyton and Jennifer J. Peyton	New Owner	
(NAME)	(NAME)	
7233 Birch Bark Drive		145-15-0 102.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **ROBERT A. WILKERSON AND WIFE, LORI S. WILKERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA PEYTON AND JENNIFER J. PEYTON, 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 in Davidson County, Tennessee, being Lot 7, SECTION 6, VALLEY WEST, as shown on plat of record in Plat Book 5050, Page 60, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Robert A. Wilkerson and wife, Lori S. Wilkerson and Barbara LaBarge, as tenants in common with rights of survivorship to Robert A. Wilkerson and wife, Lori S. Wilkerson, as joint tenants with the right of survivorship, as recorded on the 12th day of August, 2008 in Instrument No. 20080812-0082746; Quitclaim Deed from Robert A. Wilkerson and wife, Lori S. Wilkerson to Robert A. Wilkerson and wife, Lori S. Wilkerson and Barbara LaBarge, as tenants in common with rights of survivorship, as recorded on the 1st day of September, 2004 in Instrument No. 20040901-0105925; Warranty Deed from Kenneth H. Riggs and wife, Carolyn Riggs to Robert A. Wilkerson and wife, Lori S. Wilkerson, as recorded on the 15th day of July, 2004 in Instrument No. 20040715-0084198, re-recorded in Instrument No. 20041013-0123557, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Plat Book 5050, Page 60, said Register's Office; and (c) Restrictive Covenant for Detached Structure recorded in Instrument No. 20040930-0117815, said Register's Office.

unimproved _
This is improved x property, known as 7233 Birch Bark Drive, Nashville, TN 37221
(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.

BILL GARRETT, Davidson County
Trans:T20150070877 DEEDWARR
Recvd: 08/21/15 11:47 2 pgs
Fees:13.00 Taxes:1461.50
20150821-0084581

Witness my hand this 14 day of August, 2015.

ROBERT A. WILKERSON, BY: J. GREGORY HARDEMAN, ATTORNEY IN FACT

LORI S. WILKERSON, BY: J. GREGORY HARDEMAN, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14 day of August, 2015, before me personally appeared J. Gregory Hardeman, to me known to be the person who executed the foregoing instrument on behalf of Robert A. Wilkerson and Lori S. Wilkerson and acknowledged that he executed the same as the free act and deed of Robert A. Wilkerson and Lori S. Wilkerson.

Witness my hand and official seal at Nashville, Tennessee this 14 day of August, 2015.

Commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

Notary Public