BILL GARRETT, Davidson County
Trans:T20150071397 DEEDWARR
Recvd: 08/24/15 11:42 2 pgs
Fees:13.00 Taxes:725.20
20150824-0085154

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Michael Follis & Kimberly Follis
330 Blue Hills Drive
Nashville, TN 37214

SEND TAX BILL TO:
New Owner

MAP/PARCEL 095110 02500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Jonathan Wilburn and wife, Julia C. Wilburn,** has this day bargained and sold, and does hereby transfer and convey unto **Michael Follis and Kimberly Follis, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Merry Oaks of record in Plat Book 1835, Page 67 and 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jonathan Wilburn, married by warranty deed from Michael R. Deming and wife, Elizabeth A. Deming fka Elizabeth A. Batson of record in Instrument No. 20090407-0031675 Register's Office for Davidson County, Tennessee, dated 03/31/2009 and recorded on 04/07/2009.

This is improved property known as: **330 Blue Hills Drive, Nashville, Tennessee 37214**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 1835, page 67 and 68, and restrictions in Book 416, Page 145, Book 1846, Page 109, Book 1855, Page 377 and Book 1876, Page 264, and encumbrances as may be shown of record in the office of the Register of Deeds

01288-27614

where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION:. Possession to be given with delivery of deed.

WITNESS MY HAND on this the 19th day of August, 2015.

Jonathan Wilburn

Julia C. Wilburn

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Jonathan Wilburn and Julia C. Wilburn,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 19th day of August, 2015.

TAMMY SEXTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires August 3, 2016

NOTARY PUBLIC

My Commission Expires: 8-3-2016

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $196,000.00.

AFFIANT

Subscribed and sworn to before me this the 19th day of August, 2015.

NOTARY PUBLIC

My Commission Expires: 9.13.16

LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

File No: 158728