WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150107045 DEEDWARR
Recvd: 12/18/15 14:03 2 pgs
Fees:13.00 Taxes:597.18

20151218-0127469

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 161,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th day of December, 2015

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL)

DANA M. MEADOWS NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Hunter Ward Duncan	InterLinc Mortgage Services, LLC	Parcel ID:
658 Belgium Drive	10613 West Sam Houston Pkwy 200	075120A17900
Hermitage, TN 37076	Houston, TX 77064	

FOR AND IN 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

Stephen D. Wilkes, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Hunter Ward Duncan , a single person, and Andrea Elizabeth Smith, a single person
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. 25 on the Plan of Greer Meadows at Cedar Creek, First Revision, Section Three, Phase II, a Planned Unit Development, of record in Instrument 20040407-0039587, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Stephen D. Wilkes by Quitclaim Deed from Yolanda M. Stover, of record in Instrument 20131002-0103347, dated September 24, 2013, Register's Office for said County. See also deed of record in Instrument 20050104-0000935, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 10802, Page 402, and Instrument 20020606-0069062, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 20040407-0039587, said Register's Office; (3) Right of Way Easement of record in Book 7760, Page 778 and Book 7037, Page 853, Register's Office for said County; (4) Easement to First Suburban Utility District of record in Book 5609, Page 636, Register's Office for said County; (5)Easement for Retention Basin of record in Book 6513, Page 857, Register's Office for said County; (6) Storm Water Detention Agreement of record in Instrument 20001205-0119474, Register's Office for said County; (7) Consent for Sewer Line Easement of record in Book 7760, Page 784, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 658 Belgium Drive, Hermitage, TN 37076

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 hand this 16th day of December, 2015.

Stephen D. Wilkes

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen D. Wilkes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of December, 2015.

My Commission Expires: 2·2·18

Notary Public

