BILL GARRETT, Davidson County
Trans:T20160001077 DEEDWARR
Recvd: 01/06/16 10:05 2 pgs
Fees:13.00 Taxes:617.90
20160106-0001167

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 4TH DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-20-19

(AFFIX SEAL) TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timmy N. Brown and Cheryl D. Brown, husband and wife	First Community Mortgage, Inc.	00400006300
	(NAME)	
8637 Whites Creek Pike	275 Robert Rose Dr.	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Kenneth Anthony Wilson and wife, Anna Wilson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Timmy N. Brown and Cheryl D. Brown, husband and wife, hereinafter called the Grantees, their heirs and assigns, that 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. 3 ON THE PLAN OF JIMMY W. HAYES PROPERTY OF RECORD IN BOOK 8250, PAGE 613, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KENNETH ANTHONY WILSON BY DEED FROM FARM CREDIT SERVICES OF MID-AMERICA, FLCA, A CORPORATION ORGANIZED AND EXISTING UNDER AN ACT OF CONGRESS KNOWN AS THE FARM CREDIT ACT OF 1971, OF RECORD BY INSTRUMENT NO. 20090504-0040088, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

ANNA WILSON JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 8637 Whites Creek Pike, Joelton, TN 37080
(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.

Witness my/our hand(s) this 4th day of January, 2016.

WARRANTY DEED
(Continued)

KENNETH ANTHONY WILSON

ANNA WILSON

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth Anthony Wilson and wife, Anna Wilson, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of January, 2016.

Notary Public

My Commission Expires: 08-20-19

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Suite 111
Goodlettsville, TN 37072