BILL GARRETT, Davidson County
Trans:T20160019755 DEEDWARR
Recvd: 03/10/16 12:58 2 pgs
Fees:13.00 Taxes:473.60
20160310-0023053

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

ADDRESS NEW OWNER:
Elijah B. & Linda D. Baird
4913 Kilimanjaro Drive
Old Hickory, TN 37138-4101

SEND TAX BILL TO:
WILSON BANK + TRUST
1436 W. MAIN ST.
LEBANON TN 37087

MAP/PARCEL 065-13-0-088.00

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, **John M. Wilson and wife, Corie A. Wilson,** has this day bargained and sold, and does hereby transfer and convey unto **Elijah B. Baird and Linda D. Baird, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 479 on the Plan of Section Five, Sherwood Forest, of record in Plat Book 4660, Page 190, 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 John M. Wilson and wife, Corie A. Wilson by Warranty deed from Kelley L. Taylor and Gayla M. Sasser, both unmarried of record in Instrument No. 20060811-0099036, Register's Office for Davidson County, Tennessee, dated July 17, 2006 and recorded on August 11, 2006.

This is improved property known as: **4913 Kilimanjaro Drive, Old Hickory, Tennessee 37138-4101**

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 2016 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 4660, page 190, and restrictions in Book 4990, page 72, and encumbrances as may be shown of record in the office of the Register

of Deeds 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 3rd day of March, 2016.

John M. Wilson

Corie A. Wilson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **John M. Wilson and Corie A. Wilson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 3rd day of March, 2016.

NOTARY PUBLIC

My Commission Expires:

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $128,000.00.

AFFIANT

Subscribed and sworn to before me this the 3rd day of March, 2016.

NOTARY PUBLIC

My Commission Expires:

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

File No: 169001