# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160029349 DEEDWARR
Recvd: 04/11/16 14:50 2 pgs
Fees: 13.00 Taxes: 592.00
20160411-0034606

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 2-28-2018

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of April, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Gary A. Wilms | F&M Bank | 062-02-0A-053.00 |
| (NAME) | (NAME) | |
| P.O. Box 140844 | P. O. Box 451 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | Clarksville, TN 37041 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Dennis Autry,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Gary A. Wilms and Donna L. Wilms, husband and wife, and Jennifer L. Denney and James E. Denney, Jr., husband and wife, as tenants in common with the right of survivorship,** 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. 15-A on the Plan of River Trace Estates, Phase 1, Section 1, as of record in Book 6250, Page 996 and 997, Register's Office for Davidson County, Tennessee. to which plan reference is made for a more complete description.

BEING the same property conveyed to Dennis Autry, by Warranty Deed from Tracy Lynn Sans and David Scott Holman, dated 10/16/15 and recorded 10/23/15 in Instrument No. 20151023-0107859, in the Register's Office of Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest.

unimproved ☐

This is improved ☑ property, known as 2704 Paddle Wheel Drive, Nashville, TN 37214
(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 hands this 8th day of April, 2016.

Dennis Autry

State of Tennessee
County of Sumner

Personally appeared before me Dennis Autry, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of April, 2016.

Notary Public _____
My Commission Expires: _____

File No.: 161601

