BILL GARRETT, Davidson County
Trans:T20160043047 DEEDWARR
Recvd: 05/23/16 12:36 2 pgs
Fees:13.00 Taxes:407.00

20160523-0051344

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$110,000.00
|E. W. Wilkerson
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 20th day of May, 2016.
| Susan Frensley Newton
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 9-11-17
| (AFFIX SEAL)

SUSAN FRENSLEY NEWTON
NOTARY PUBLIC
TENNESSEE
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E. W. Wilkerson 4811 Lebanon Road Hermitage, TN 37076	New Owner	064-16-0-C-073.00 CO

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,

Carl Samuel Fulghum and wife, Geraldine S. Fulghum

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

E. W. Wilkerson, a married 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:

A certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows, to-wit:

Lot No. 80, on the Plan of Wembley Downs, Section Three, of record in Plat Book 8250, Page 108, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description.

Being the same property conveyed to Carl Samuel Fulghum and wife, Geraldine S. Fulghum by Warranty Deed from The Don Bass Family Partnership, L.P., dated January 8, 2016, of record in Instrument Number 20160113-0003576, Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 8250, Page 108, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 8304, Page 623, amended in Book 8447, Page 633, Book 8646, Page 529, Register's Office for Davidson County, Tennessee .
4) Property is subject to the HOA Charter of record in Book 8404, Page 718, said Register's Office.
5) Property is subject to the By-Laws of record in Book 8304, Page 623, amended in Book 9522, Page 349, said Register's Office.
6) Property is subject to the Conveyance for Open Space of record in Book 8405, Page 408, said Register's Office.
7) Property is subject to a Stormwater Detention Agreement of record in Book 8313, Page 669, said Register's Office.
8) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **806 Bexhill Court North, Hermitage, TN 37076**
(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 our hand(s) this 20th day of May, 2016.

Carl Samuel Fulghum

Geraldine S. Fulghum

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Carl Samuel Fulghum and Geraldine S. Fulghum, with whom I am personally acquainted, (or who 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, at office, this 20th day of May, 2016.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076