WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/25/16 11:21 3 pgs
Fees:18.00 Taxes:647.50

20160525-0052541

KIMIE PERRY NOTARY PUBLIC TENNESSEE My Comm Exp FEBRUARY 22, 2020 COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 2-22-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shawna D. Fellows	Mortgage Lenders of America, LLC	064-08-O-014.00
(NAME)	(NAME)	
4837 Cascade Dr.	8400 W 110th St, Ste 130	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Overland Park, KS 66210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **James W. Wilson and wife, Kam M. Wilson**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Shawna D. Fellows and Nathan Rader, Sr., wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot 336 on the Plan of Section Four, Sherwood Forest, of record in Plat Book 4460, Pages 182 and 183, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James W. Wilson and wife, Kam M. Wilson by Deed from Rue N. Niggeler, widow, dated 06/28/2005, recorded 07/11/2005 of record in Instrument No. 20050711-0079962, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2016 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 4460, Pages 182 and 183; Covenants, conditions, easements and restrictions of record in Book 4704, Page 448, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4765 Kennysaw Drive, Old Hickory, TN 37138
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hands this 17th day of May, 2016.

James W. Wilson by Ken Glaskox, Attorney in Fact

James W. Wilson by Ken Glaskox, Attorney in Fact

Kam M. Wilson by Ken Glaskox, Attorney in Fact

Kam M. Wilson by Ken Glaskox, Attorney in Fact

State of Tennessee
County of Wilson

On this 17th day of May, 2016, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Ken Glaskox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of James W. Wilson and Kam M Wilson, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument No. 20160525-0052540, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 17th day of May, 2016.

Tracey Trumpbour

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPBOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

LIZ JONES
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY