WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160050213 DEEDWARR
Recvd: 06/14/16 09:46 2 pgs
Fees: 13.00 Taxes: 629.00
20160614-0060016

O-RPC-16-227-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

NATHAN KEITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brittney R. Wilkerson	**Wells Fargo Bank, NA**	
(NAME)	(NAME)	**084-14-0-118.00**
227 Amherst Drive	**2801 4th Avenue South**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-2043	**Minneapolis, MN 55408**	
(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 consideration, the receipt of which is hereby acknowledged, **MELISSA TATE AND TREY TATE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRITTNEY R. WILKERSON, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 101 on the Plan of Walnut Grove of record in Plat Book 2133, Page 87, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 101 fronts 75 feet on the Northeasterly side of Amherst Drive and runs back between parallel lines 155 feet to a dead line.

Being the same property conveyed to Kenneth Jewett and wife, Robin Jewett by Warranty deed from Jason Shinton, unmarried of record in Instrument No. 20060602-0065252 Register's Office for Davidson County, Tennessee, dated May 25, 2006 and recorded on June 02, 2006.

Being the same property conveyed to Melissa Tate and husband, Trey Tate by Warranty deed from Kenneth Jewett and wife, Robin Jewett of record in Instrument No. 20140513-0041038 Register's Office for Davidson County, Tennessee, dated May 08, 2014 and recorded on May 13, 2014.

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable;
- Water main of record in Book 2243, Page 29, in the Register's Office for Davidson County, Tennessee;
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 87, Register's Office for Davidson County, Tennessee;
- Restrictions of record in Book 2271, Page 541, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons;
- Easement for Sanitary Sewers and/or Storm of record in Book 4961, Page 979, in the Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **227 Amherst Drive , Nashville, Tennessee 37214-2043**.

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 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 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 the 7th DAY OF JUNE, 2016.

Melissa Tate by John Gleaves, Attorney In Fact

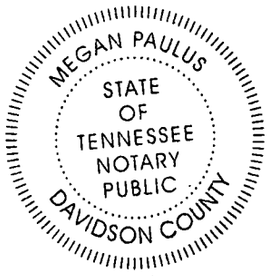
Trey Tate by John Gleaves, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MELISSA TATE AND TREY TATE, and who acknowledged he/she/they executed the same as the free act and deed of the said MELISSA TATE AND TREY TATE.

Witness my hand and official seal, this the 7th of June, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212