Davidson County DEEDWARR
Recvd: 06/16/16 12:05 3 pgs
Fees:18.00 Taxes:743.33
20160616-0061114

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $200,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 10th day of June, 2016.

NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Christopher J. Wilhelm and Shannon M. Wilhelm	Fernigha Mortgage	08302012500
(NAME) 1440 Pawnee Trail	(NAME) 2002 Richard Jones Rd. Suite 300A	
(ADDRESS) Madison, TN 37115	(ADDRESS) Nashville, TN 37215	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Kathy Allen, unmarried,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Christopher J. Wilhelm and Shannon M. Wilhelm**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1, Final Plat of the M.R. Stokes Subdivision No. 1, of record in Plat Instrument No. 20030203-0014464, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Katy Allen by deed from John R. Minassian and wife, Delora Elaine Minassian, of record in Instrument No. 20060606-0066832, Register's Office of Davidson County, Tennessee.

This property is __unimproved _X_improved property known as: 1440 Pawnee Trail, Madison, TN 37115.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

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 the office of the Register of Deeds where

the real property is situated.

Witness our hands this 10th day of June, 2016.

Kathy Allen

Kathy Allen

STATE OF MS
COUNTY OF Rankin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathy Allen, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of June, 2016.

Notary Public
My Commission Expires: 8/10/19

STATE OF MISSISSIPPI
LAUREN PATTERSON
NOTARY PUBLIC
ID No. 113380
My Commission Expires
August 10, 2019
RANKIN COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

True Copy Certification

I, **Rachelle Caudill**, 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.

Rachelle Caudill
Signature

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, **Hutch Henderson**, a notary public for this county and state, **Rachelle Caudill** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires
February 25, 2020