This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 07/13/16 11:29 3 pgs
Fees:18.00 Taxes:185.00
20160713-0071742

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jeffrey S. & Renee R. Wilson 2107 Lakeshore Drive Old Hickory, TN 37138	Jeffrey S. & Renee R. Wilson 2107 Lakeshore Drive Old Hickory, TN 37138	053070-073.00

THIS INDENTURE, made this 9th day of May, 2016 between

Annie Marie Phillips

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Jeffrey S. Wilson and Bridgette R. Wilson, husband and wife

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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

Being the Westerly part of Lot 9 on the Plan of Dabbs and Elliot Subdivision No. 1 of record in Book 547, Page 97, said Register's Office for Davidson County, Tennessee, designated as Tract B according to a survey by John Kohl and Co., dated 7/24/87 and described as follows: Said Lot fronts 16.48 feet on the Northeasterly margin of the new right of way of Old Hickory Boulevard and runs back North 40 degrees 43' 41" East, 103.63 feet on the Northwesterly line; thence South 49 degrees 15' 49" East, 16.48 feet with an alley to the Westerly line of the Victor Soto Property; thence South 40 degrees 43' 41" West, 103.64 feet with Soto's West line to Old Hickory Blvd., the point of beginning. This property and that of Victor Soto has a common wall as approved by the City of Lakewood under the date of 7/27/87.

Being the same property conveyed to Annie Marie Phillips by Warranty Deed dated 10/12/04 from James E. McInturf, Jr. and wife, Melissa D. McInturf of record in Instrument No. 20041021-0126680, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 2005 Old Hickory Blvd., Old Hickory, TN 37138.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2016 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Annie Marie Phillips

Annie Marie Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Annie Marie Phillips, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 9th day of May, 2016.

Karen B. Heavener

Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $50,000.00.

Annie Marie Phillips

Affiant

Sworn to and subscribed before me, this 9th day of May, 2016.

Karen B. Heavener

Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener
State of Tennessee Notary Public
Davidson County

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.

Liz Jones
Notary's Signature

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

