BOX #14

G#28399-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160061174 DEEDWARR
Recvd: 07/18/16 09:12 2 pgs
Fees:13.00 Taxes:1091.50
20160718-0073255

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$295,000.00.**

Affiant

Subscribed and sworn to before me, this the 14th day of July, 2016.

Notary Public

My commission expires: 2/13/17
(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Patrick Gerhart and Kimberly Gerhart	**Fifth Third Mortgage Company**	**06114017500**
3721 Burrus Street	**P. O. Box 630170**	
Nashville, TN 37216	**Cincinnati, OH 45263**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kevin T. Wilkinson and Kathryn Vaughn Wilkinson, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Patrick Gerhart and Kimberly Gerhart, husband and wife

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:

LAND in Davidson County, Tennessee, being Lot No. 95 on the Plan of E. B. Craig's Subdivision of the Crownover Property, of record in Book 894, Pages 640 and 641, Register's Office for Davidson County, Tennessee.

SAID Lot No. 95 fronts 50 feet on the westerly side of Burrus Street and runs back between parallel lines 140 feet to a dead line.

BEING the same property conveyed to Kevin T. Wilkinson and Kathryn Vaughn Wilkinson, husband and wife, by Warranty Deed dated April 23, 2015, from Vanessa R. Smith, married, of record in Instrument No. 20150505-0040822, Register's Office for Davidson County, Tennessee.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 894, Pages 640 and 641, Register's Office for Davidson County, Tennessee; and,

2) Taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years, not yet due and payable.

This is improved property, known as: **3721 Burrus Street, Nashville, TN 37216**.

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 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 my/our hand(s) this **14th** day of **July, 2016.**

Kevin T. Wilkinson

Kathryn Vaughn Wilkinson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Kevin T. Wilkinson and Kathryn Vaughn Wilkinson, husband and wife,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **14th** day of **July, 2016.**

Notary Public

My Commission Expires: March 10, 2019

KATHERINE GOODSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.