BILL GARRETT, Davidson County
Trans:T20160079674 DEEDWARR
Recvd: 09/12/16 12:34 2 pgs
Fees:13.00 Taxes:978.65
20160912-0095601

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-160800427

# WARRANTY DEED

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$264,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 9th day of September, 2016

Notary Public

MY COMMISSION EXPIRES: 10/2/17

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert David Wilson<br>5965 North Saline Avenue<br>Kansas City, MO 64151 | Guaranty Trust Co.<br>316 Robert Rose Dr.<br>Murfreesboro, TN 37129 | 073-05-0-184.00 |

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

**Martha Hutchinson Lathrop, married**

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

**Robert David Wilson and Teresa Ann Wilson, 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. 18 on the Map of Riverwood Terrace, of record in Book 1835, Page 134, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.**

**SAID Lot No. 18 fronts 85.49 feet on the northwesterly side of Cooper Lane and runs back between lines 122.6 feet on the southwesterly line and 180.8 feet on the northeasterly line, to a dead line in the rear, which is a broken line, measuring 116.4 feet thereon.**

**BEING the same property conveyed to Martha Hutchinson Teague, a single woman, by Warranty Deed from Patsy Ann S. Bruce, an unmarried woman, dated 12/12/08 and recorded 12/18/08 in Instrument Number 20081218-0121048, Register's Office for Davidson County, Tennessee. Martha Hutchinson Lathrop and Martha Hutchinson Teague are one and the same person.**

**This property is not and never has been the marital residence of the spouse of Martha Hutchinson Lathrop as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.**

**This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.**

This is improved ( X) property known as **2705 Cooper Lane, Nashville, TN 37206**
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, their heirs and assigns forever, and we do covenant with 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 our hands this 9th day of September, 2016.

Martha Hutchinson Lathrop

**Martha Hutchinson Lathrop by Richard Thomas Hutchinson, Attorney in Fact**

By: Richard Thomas Hutchinson
Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 9th day of September, 2016, before me personally appeared Richard Thomas Hutchinson to me known to be the person who executed the foregoing instrument in behalf of Martha Hutchinson Lathrop as her Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said Martha Hutchinson Lathrop.

Witness my hand and official seal at Nashville, Tennessee, this the 9th day of September, 2016.

Commission Expires:_____

Gail C. Vincent
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018