BILL GARRETT, Davidson County
Trans:T20160105678 DEEDWARR
Recvd: 12/01/16 10:38 2 pgs
Fees:13.00 Taxes:739.63
20161201-0126040

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Wade Wilkins & Jasmine Fuller
105 Cedar Ash Court
Antioch, TN 37013-2348

SEND TAX BILL TO:
Churchill Mortgage
7610 Old Hickory Blvd. #400
Brentwood, TN 37027

MAP/PARCEL 164-13-0-001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Carlos Enrique Torres, a single man,** has this day bargained and sold, and does hereby transfer and convey unto **Wade Wilkins and Jasmine Fuller, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 285 on the Plan of Final Plat, Section One, Asheford Crossing of record in Plat Book 7900, Page 937, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carlos Enrique Torres by Cash deed from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20060609-0068719 Register's Office for Davidson County, Tennessee, dated May 24, 2006 and recorded on June 09, 2006.

This is improved property known as: **105 Cedar Ash Court, Antioch, Tennessee 37013-2348**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: 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 Book 7900, page 937, and restrictions in Book 9651, Page 900, as amended in Book 9980, page 482, Book 10301, page 180, Book

10353, page 575, Book 10640, page 941, Book 11455, page 769, Book 10717, page 97, Instrument No. 20001018-0103441, and Instrument No. 20010418-0038191, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 29th day of November, 2016.

Carlos Enrique Torres

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Carlos Enrique Torres,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 29th day of November, 2016.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY BEVERLY J. HEATHERLY

My Commission Expires: 10-17-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $199,900.00.

~~AFFIANT~~

Subscribed and sworn to before me this the 29th day of November, 2016.

NOTARY PUBLIC

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2018

My Commission Expires:

File No: 169940