WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160113006 DEEDWARR
Recvd: 12/22/16 11:50 2 pgs
Fees:13.00 Taxes:739.63
20161222-0134797

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 199,900.00

Charlene Wilcox
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of December, 2016.

Notary Public:

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Charlene Wilcox	Charlene Wilcox	Parcel ID:
1912 Brookmeadow Ct.	1912 Brookmeadow Ct.	064160D06000
Hermitage, TN 37076	Hermitage, TN 37076	

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

Rebecca J. Daniel, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Charlene Wilcox , unmarried
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. 174 on the Plan of Section Two, Truxton Park, of record in Instrument 20010515-0049898, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to James H. Daniel and Rebecca J. Daniel, husband and wife by deed from Beazer Homes Corp., of record in Instrument 20010814-0087433, dated August 10, 2001, Register's Office for said County. The said James H. Daniel is now deceased.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 20001011-0100896 amended in Instrument 20001030-0107559; 20010522-0052910; 20020123-0009419; 20020506-0055597; 20020718-0086907 and 20001101-0108604, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 20010515-0049898, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1912 Brookmeadow Ct., Hermitage, TN 37076

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 my hand this 21st day of December, 2016.

Rebecca J. Daniel
Rebecca J. Daniel

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rebecca J. Daniel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of December, 2016.

My Commission Expires: 2.2.18

Notary Public

