WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/04/17 14:43 3 pgs
Fees:18.00 Taxes:481.00
20170104-0000971

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2016.

Notary Public

MY COMMISSION EXPIRES: 7-18-17

(AFFIX SEAL)

PAM S. ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lynne Parks Wilkinson	Pinnacle Bank	Map 034 070 005.00
(NAME)	(NAME)	
3723 Central Avenue	PO Box 331678	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Murfreesboro, TN 37133	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Frankie A. Matthews, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Lynne Parks Wilkinson and Gary Roy Wilkinson, wife and husband, 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:

BEING Lot No. 89, on the Plan of Shepherd Hills, Section 2, of record in Book 2900, Page 12, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Said Lot No. 89 fronts 100 feet on the westerly margin of Shepherd Hills Drive and extends back 210.4 feet on the northerly line and 340 feet on the southerly line to a broken line in the rear on which it measures 200.9 feet.

Being the same property conveyed to Frankie A. Matthews by deed from Frankie Louise Matthews of record in Book 11487, Page 495, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 2452, Page 41, said Register's Office.

Subject to any and all matters and notes on plat of record in Book 2900, Page 12, Register's Office, Davidson County, Tennessee.

This conveyance is subject to Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Record Book 5608, Page 991, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 302 Shepherd Hills Drive, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 30th day of December, 2016.

Frankie A. Matthews

STATE OF TENNESSEE

COUNTY OF Robertson

On this 30th day of December, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Frankie A. Matthews**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
7-18-17

Notary Public

PAM S. ANDERSLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

True Copy Certification

I, Pam S. Atchley, 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 Robertson

Personally appeared before me, Frankie A. Matthews a notary public for this county and state, Pam S Atchley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 3-24-20

Notary' Seal (if on paper)