THIS INSTRUMENT PREPARED BY: BOX 10-B
COHEN & COHEN, ATTORNEYS AT LAW
4908 CHARLOTTE AVENUE
NASHVILLE, TN 37209

NOTE: THIS TRANSFER IS EXEMPT FROM TRANSFER TAXES PURSUANT TO T.C.A. SECTION 67-4-409(a)(3)(G).

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS PERFORMED NOR OPINION RENDERED.

NEW OWNER ADDRESS:	SEND TAX NOTICES:	MAP-PARCEL NOS.:
STEVEN W. WILKERSON	-SAME-	09116001300
4400 CHARLOTTE AVENUE		
NASHVILLE, TN 37209		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF no monetary consideration, **Steven W. Wilkerson and Jeffrey L. Wilkerson, as Successor Co-Trustees of the W. C. Wilkerson Revocable Living Trust** created by Declaration of Trust dated **February 23, 2001** (collectively referred to herein as "Grantors"), do hereby grant, transfer, and convey unto **STEVEN W. WILKERSON,** (herein referred to as "Grantee"), his heirs and/or assigns, all of Grantor's right, title and interest in a certain tract or parcel of land in the State of Tennessee, Davidson County, and described as follows, to wit:

(See **Exhibit "A"** attached hereto and incorporated herein by reference.)

This is improved property otherwise known as 4400 Charlotte Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever. Grantors covenant that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out. Grantors further covenant and bind themselves and their heirs and assigns to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons claiming under the Grantors. 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.

BILL GARRETT, Davidson County
Trans:T20170014531 DEEDWARRSP
Recvd: 02/17/17 11:27 4 pgs
Fees:22.00 Taxes:0.00
20170217-0016555

Witness our hands this 8th day of February, 2017.

W. C. WILKERSON REVOCABLE LIVING TRUST

By: Steven W. Wilkerson
Name: Steven W. Wilkerson,
Title: Co-Trustee

By: Jeffrey L. Wilkerson
Name: Jeffrey L. Wilkerson,
Title: Co-Trustee

****

AFFIDAVIT OF VALUE

{NOTE: PURSUANT TO T.C.A. SECTION 67-4-409(a)(5), NO OATH OF VALUE IS REQUIRED SINCE THIS TRANSFER IS EXEMPT FROM TRANSFER TAXES PURSUANT TO T.C.A. SECTION 67-4-409(a)(3)(G).}

Steven W. Wilkerson
Affiant

Lee A. Cohen
Notary Public
Commission Expires: 11/5/2018

****

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, **Jeffrey L. Wilkerson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be a Co-Trustee of the **W. C. Wilkerson Revocable Living Trust** and that he, as such Co-Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the **W. C. Wilkerson Revocable Living Trust**.

WITNESS my hand and official seal at office this 8th day of February, 2017.

Lee A. Cohen
Notary Public

My Commission Expires: 11/5/2018

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, **Steven W. Wilkerson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be a Co-Trustee of the **W. C. Wilkerson Revocable Living Trust** and that he, as such Co-Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the **W. C. Wilkerson Revocable Living Trust**.

WITNESS my hand and official seal at office this 8th day of February, 2017.

Lee A. Cohen
Notary Public

My Commission Expires: 11/5/2018

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

EXHIBIT "A"

4400 CHARLOTTE AVENUE, NASHVILLE, TN 37209 Map & Parcel #091-16-0-013.00

Land being situated in Davidson County, Tennessee, described as follows:

Beginning at a concrete monument in the North margin of Charlotte Avenue and the west margin of 44th Avenue North; thence North 84° 30' west 105.5 feet to a concrete monument; thence north 5° 30' east 150 feet to a concrete monument; thence south 84° 30' east 105.5 feet to an iron pin in the west margin of 44th Avenue North; thence south 5° 30' west 150 feet to point of beginning. Being Lots 301, 303, 305 and 307 of Block 34 of Plan 1 of West Nashville, of record in Book 57, pages 74 and 75 of the Records of Davidson County, Tennessee.

Being the same property conveyed to W. C. Wilkerson, Trustees and his successors in trust of The W. C. Wilkerson Revocable Living Trust from W. C. Wilkerson by quitclaim deed dated February 23, 2001 of record as Instrument No. 20010227-0018122, Register's Office for Davidson County, Tennessee.

The said W. C. Wilkerson having since died on March 11, 2012, leaving as his surviving Successor Trustees, Steven W. Wilkerson and Jeffrey L. Wilkerson, the Grantors herein. (Mary F. Wilkerson died May 7, 2001 and Gary L. Wilkerson died in June, 2012. Both were listed as Successor Trustees on the Certification of Trust for The W. C. Wilkerson Revocable Living Trust of record as Instrument No. 20010227-0018120, said Register's Office.)