Davidson County DEEDWARR
Recvd: 03/01/17 15:07 4 pgs
Fees:23.00 Taxes:1313.50
20170301-0020424

	STATE OF TENNESSEE **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $355,000.00. Affiant Subscribed and sworn to before me, this 24th day of February, 2017. Notary Public My commission expires: 4.24.19
(Notary Stamp)	GREGORY D. VADNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Marcus Folks and Robyn Folks	**Marcus Folks and Robyn Folks**	**021-00-0-356.00**
7132 Bidwell Road	**7132 Bidwell Road**	
Joelton, TN 37080	**Joelton, TN 37080**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Bradley J. Wilson and wife, Pamela A Brown-Wilson

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Marcus Folks and Robyn Folks, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Final Plat of Faith Place of record in Plat Book 7900, Page 292, and amended in Instrument No. 20070911-0108823 as to Lot No. 9, 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 Bradley J. Wilson and wife, Pamela A. Brown-Wilson by Warranty deed from Joe N. Smith, a married man of record in Instrument No. 20090202-0008623 Register's Office for Davidson County, Tennessee, dated January 29, 2009 and recorded on February 02, 2009. (Value of consideration shown in

aforementioned deed $380,000.00.) Being also known as 7312 Bidwell Road Nashville, Tennessee 37080.

This is X improved ☐ unimproved property known as **7132 Bidwell Road, Joelton, TN 37080.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 24th day of February, 2017.

Bradley J. Wilson By Pamela A. Brown his Attorney in Fact

Pamela A Brown -Wilson

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Pamela A. Brown with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Bradley J. Wilson for the purposes therein contained, and who further proved to me that she is the Attorney in Fact for Bradley J. Wilson, and is authorized by him to execute this instrument on his behalf.

Witness my hand and official seal this 24th day of February, 2017.

Notary Public
My Commission Expires: 4.24.19



SolomonParks File No. 617003

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Pamela A Brown-Wilson, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 24th day of February, 2017.

Notary Public
My Commission Expires: 4-24-19



SolomonParks File No. 617003

True Copy Certification

I, MARTHA BROWN, 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 Sumner

Personally appeared before me, GregaryDVadner, a notary public for this county and state, Martha Brown | who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4.24.19
Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY