WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of May, 2017.

Notary Public

MY COMMISSION EXPIRES: 2-22-20

(AFFIX SEAL)

KIMIE PERRY NOTARY PUBLIC TENNESSEE My Comm Exp. FEBRUARY 22, 2020 COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffrey Scott Wilson	Jeffrey Scott Wilson	06304007500
(NAME)	(NAME)	
2107 Lakeshore Drive	2107 Lakeshore Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 05/02/17 13:57 3 pgs
Fees:18.00 Taxes:166.50
20170502-0043140

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Beverly Malone**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jeffrey Scott Wilson and Bridgette Renee Wilson, husband and wife**, hereinafter called the GRANTEE (S), their heirs and/or 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. 11, on the plan of Polly Acres Subdivision, of record in Plat Book 3700, Page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to William Carl Gibbs, Jr., and Wife, Polly Ann Gibbs by Warranty Deed from Kirby Clifton and wife, Pauline L. Clifton, dated 01/20/1971, recorded 02/10/1971 of record in Book 4478, Page 859, in the Register's Office for Davidson County, Tennessee. William Carl Gibbs, Jr. died on February 9, 2002, leaving Polly Ann Gibbs as the sole surviving tenant by the entirety. Polly Ann Gibbs, now known as Polly Houston, died intestate on November 23, 2016, leaving Beverly Malone as her sole heir at law as evidenced by Affidavits of Heirship of record in Instrument No. 20170421-0039420 and Instrument No. 20170421-0039421, in the Register's Office of Davidson County, Tennessee. Said property being part of the same property further conveyed to Beverly Malone by Quitclaim Deed from Beverly Malone as the sole surviving heir of Polly Houston, dated 04/21/2017, recorded 04/21/2017, of record in Instrument No. 20170421-0039422, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 3700, Page 90; Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 9080, Page 865, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑

This is improved ☐ property, known as 114 Gayle Drive, Old Hickory, TN 37138
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 1st day of May, 2017.

Beverly Malone

State of Tennessee
County of Wilson

Personally appeared before me Beverly Malone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of May, 2017.

Notary Public
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry 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 WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry 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: September 4, 2019
Notary Seal (if on paper)

