Davidson County DEEDWARR Recvd: 05/09/17 14:22 3 pgs Fees:18.00 Taxes:425.50 **20170509-0046070**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00 Rodney Daniel Wilkinson Affiant Subscribed and sworn to before me, this 5th DAY OF May, 2017. Deanna L Cooper Notary Public MY COMMISSION EXPIRES: 5/13/2020 (AFFIX SEAL)
# WARRANTY DEED BMR17-2120	
THIS INSTRUMENT WAS PREPARED BY Homeland Title, LLC 1896 General George Patton Drive Franklin, TN 37067	

DEANNA L COOPER STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Rodney Daniel Wilkinson	Rodney Daniel Wilkinson	
2120 Lebanon Pike #3 (ADDRESS)	(NAME) 2120 Lebanon Pike #3 (ADDRESS)	
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Nashville, TN 37210 (CITY) (STATE) (ZIP)	095-05-0B-003.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SARAH E. SEEPE, A MARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RODNEY DANIEL WILKINSON, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 2 as shown on the Exhibit to the Declaration of Covenants, Conditions and Restrictions establishing the Easthaven Townhomes, a Planned Unit Development, of record in Instrument No. 20010806-0083543, as amended in Instrument No. 20020709-0082357, Instrument No. 20030425-0055753, Instrument No. 20031007-0147961 and Instrument No. 20040419-0043570, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Sarah E. Seepe, unmarried by Warranty Deed from Ruth R. Graves, unmarried, of record in Instrument No. 20050504-0049647, Register's Office for Davidson County, Tennessee, dated April 28, 2005 and recorded on May 04, 2005.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument No. 20010806-0083543, as amended in Instrument No. 20020709-0082357, Instrument No. 20030425-0055753, Instrument No. 20031007-0147961 and Instrument No. 20040419-0043570, Instrument No. 20010806-0083542, as amended in Instrument No. 20020709-0082356, Instrument No. 20020709-0082358 and Instrument No. 20070710-0083021, Book 1163, Page 638 and Book 1207, Page 513, Instrument No. 20031007-0147962, Instrument No. 20010628-0068559, Instrument No. 20040319-0031672, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2120 Lebanon Pike #3, Nashville, Tennessee 37210
(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 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 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/our hand(s) this 4th day of May, 2017.

Sarah E. Seepe

STATE OF Tennessee
COUNTY OF Hamilton

On this the 4th day of May, 2017, before me personally appeared Sarah E. Seepe to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th day of May, 2017.

Notary Public

My Commission Expires: Nov 24 2018

(SEAL)

BRITTANY R. MASSEY
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Jamie Ivey, 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: 03/03/2019

CASSIE LOVVORN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY