WARRANTY DEED

RECORD & RETURN TO:
Midtown Title of Murfreesboro
1639 Medical Center Pkwy., Ste. 101
Murfreesboro, TN 37129
File No.: E17-5390

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

P Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of May, 2017.

Rachel Odom
Notary Public

MY COMMISSION EXPIRES: 5-19-2020

(AFFIX SEAL)

RACHEL ODOM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kenneth Yarbrough	FIRST NATIONAL BANK OF MIDDLE TENNESSEE	163 16 0A 172.00
(NAME)	(NAME)	
5959 Monroe Xing	1608 WILLIAMS DRIVE	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	MURFREESBORO, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Todd A. Wilkinson and Megan Wilkinson, husband and wife and James R. Wilkinson, a married man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kenneth Yarbrough and Adriana Garcia, husband and wife,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 310 on the Final Plat of Phase 3-A, Provincetown, of record in Instrument No. 20060907-0110570, a revision of Instrument No. 20060824-0104715, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description thereof.

This conveyance is subject to taxes for 2007 and subsequent years, easements, and restrictions of record.

Being the same property conveyed to Todd A. Wilkinson, an unmarried man, and James R. Wilkinson, a married man, as joint tenants with right of survivorship by Warranty Deed from Centex Homes, a Nevada general partnership, filed for record 02/05/2007 in Instrument No. 20070205-0014850, Register's Office for Davidson County Tennessee.

The said James R. Wilkinson is married but the above described property was never used as his primary residence.

The said Megan Wilkinson, wife of the said Todd A. Wilkinson, joins in the conveyance for the purpose of conveying any and all right, title or interest that she may have in subject property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 5959 Monroe Xing, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20170040592 DEEDWARR
Recvd: 05/12/17 10:10 2 pgs
Fees:13.00 Taxes:525.40
20170512-0047240

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 our hands this 3rd day of May, 2017.

Todd A. Wilkinson

James R. Wilkinson
By: Todd A. Wilkinson, Attorney in Fact
By: Todd A. Wilkinson Attorney in Fact

Megan Wilkinson
By: Todd A. Wilkinson, Attorney in Fact
By: Todd A. Wilkinson Attorney in Fact

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Todd A. Wilkinson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Attorney-in-Fact for the within named Megan Wilkinson and James R. Wilkinson and being authorized to act on behalf of said persons pursuant to a recorded Power of Attorney, he/she executed the foregoing instrument as their free act and for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal on May 3, 2017

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

Notary Public
My Commission Expires: 5/6/2019

State of Tennessee

County of Davidson

On this 3rd day of May, 2017, before me, a Notary public in and for said County and State, personally appeared Todd A. Wilkinson, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

Notary Public
My Commission Expires: 5/6/2019