Davidson County DEEDWARR Recvd: 06/14/17 10:43 3 pgs Fees:18.00 Taxes:740.00 **20170614-0059625**	**STATE OF TENNESSEE** **COUNTY OF** Wilson The actual consideration or value, whichever is greater, for this transfer is $200,000.00. Affiant Subscribed and sworn to before me, this 11th day of May, 2017. Notary Public My commission expires: 2-22-2020 KIMIE PERRY TENNESSEE NOTARY PUBLIC My Comm Exp. FEBRUARY 22, 2020 COUNTY OF WILSON
(Notary Stamp)	

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
547 N Mt. Juliet Road, Suite 200, Mt. Juliet, TN 37122

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jillian Howell	**Bank of Tennessee**	**063-16-0B-181.00-CO**
104 Chitwood Court	**PO Box 4980**	
Old Hickory, TN 37138	**Johnson City, TN 37602**	

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,

Dustin J. Mears and Kelsey S. Mears, husband and wife

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

Jillian Howell, unmarried woman

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

Land in Davidson County, Tennessee, being Lot No. 263 on the Plan of Hampton Park (formerly Chitwood Downs), a Planned Unit Development of record in Plat Book 6900, Page 405, as amended in Book 6900, Pages 550 through 552, inclusive, as corrected in Book 7462, Page 445, and as amended in Book 8110, Page 401 and Book 8181, Page 112, 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 Dustin J. Mears and Kelsey S. Elliott, both unmarried as tenants in common with expressed rights of survivorship by Warranty deed from Donna I. Haner, unmarried of record in Instrument No. 20121109-0103912 Register's Office for Davidson County, Tennessee, dated November 05, 2012 and recorded on November 09, 2012. Kelsey S. Elliott has since married and is now known as Kelsey S. Mears.

This is ☒ improved ☐ unimproved property known as **104 Chitwood Court, Old Hickory, TN 37138.**

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 Wilson 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 11th day of May, 2017.

Dustin J. Mears

Kelsey S. Mears

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Dustin J. Mears and Kelsey S. Mears, 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 11th day of May, 2017.

Notary Public
My Commission Expires: **5/20/2019**

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

SolomonParks File No. 417049

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sheila McCord

Notary Public

My commission expires: 3/19/19

