BILL GARRETT, Davidson County
Trans:T20170054793 DEEDWARR
Recvd: 06/27/17 09:40 2 pgs
Fees:13.00 Taxes:1239.13
20170627-0064406

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $334,900.00

Affiant

Subscribed and sworn to before me, this 26TH DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/03/15

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl Pitchford and Mary Ellen Martin, husband and wife	Carl Pitchford and Mary Ellen Martin	
	(NAME)	
7340 Bidwell Road	7340 Bidwell Road	014-144.00
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Joelton, TN 37080	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Jason Wilkerson, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Carl Pitchford and Mary Ellen Martin, husband and wife, hereinafter called the Grantees, 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 A CERTAIN TRACT OR PARCEL OF LAND BEING LOT 2 AS REFLECTED ON THE FINAL PLAT OF PAUL V. EGGSTEIN'S LOTS, BIDWELL ROAD OF RECORD IN PLAT BOOK 8250, PAGE 472 IN THE REGISTER' S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EASTERN MARGIN OF BIDWELL ROAD, SAID POINT BEING A COMMON FRONT CORNER WITH LOT NUMBER 1 SAID PLAT THENCE RUNNING IN A NORTHWESTERLY DIRECTION ALONG THE BOUNDARY OF BIDWELL ROAD NORTH 31 DEGREES 15' 21" WEST, A DISTANCE OF 180.89 FEET TO A POINT, THENCE RUNNING NORTH 59 DEGREES 6' 00" EAST, A DISTANCE OF 652.0 FEET TO A POINT, THENCE RUNNING SOUTH 9 DEGREES 35' 00" WEST, A DISTANCE OF 248.48 FEET TO A POINT SAID POINT BEING A COMMON REAR CORNER WITH LOT NUMBER 1 ON SAID PLAT, THENCE RUNNING ALONG THE COMMON BOUNDARY WITH SAID LOT NUMBER 1, SOUTH 60 DEGREES 2' 54" WEST, A DISTANCE OF 489.62 FEET TO A POINT, BEING ON THE NORTHEAST MARGIN OF BIDWELL ROAD AND BEING POINT OF BEGINNING OF THE HEREIN DESCRIBED LOT. SAID LOT 2 CONTAINS APPROXIMATELY 2.43 ACRES.

BEING THE SAME PROPERTY CONVEYED TO JASON WILKERSON, MARRIED BY WARRANTY DEED FROM ESTATE OF PAUL V EGGSTEIN OF RECORD IN INSTRUMENT NO. 20160712-0071060 AND DEED OF CORRECTION, RECORDED IN INSTRUMENT NO. 20170125-0007998 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 11, 2016 AND RECORDED ON JULY 12, 2016.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

STACY WILKERSON EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF JASON WILKERSON, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20170627-0064405, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TE

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7340 Bidwell Road , Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WARRANTY DEED
(Continued)

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 my/our hand(s) this 26th day of June, 2017.

Jason Wilkerson by Stacy Wilkerson Attorney-in-Fact

Jason Wilkerson by Stacy Wilkerson,
as Attorney-in-Fact

State of Tennessee
County of Davidson

On this 26th day of June, 2017, before me, a Notary Public, in and for said County and State, personally appeared Stacy Wilkerson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jason Wilkerson, acknowledged that such persons executed the same as the free act and deed of the said Jason Wilkerson.

Witness my hand and seal, this 26th day of June, 2017.

Mary Birthright

Notary Public



My commission expires:

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072