Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

WARRANTY DEED

EMILY BETTS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 342,000.00

Elizabeth H. Wilkes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of July, 2017

Emily Betts
Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Kenneth Ross Norman	new owner	Parcel ID:
7876 Heaton Way		173090A33900
Nashville, TN 37211		

FOR AND IN 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

John R. Wilkerson and Brenda B. Wilkerson, Trustees of the John R. Wilkerson Revocable Living Trust dated February 25, 2014 and John R. Wilkerson and Brenda B. Wilkerson, Trustees of the Brenda B. Wilkerson Revocable Living Trust dated February 25, 2014

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Kenneth Ross Norman and wife, Nicole Elise Norman
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:

Land in Davidson County, Tennessee, being Lot No. 360, on the Plan of Phase Four, Lenox Village, of record as Instrument No. 20040806-0094784, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to a one-half (1/2) undivided interest to John R. Wilkerson, Trustee of the John R. Wilkerson Revocable Living Trust dated February 25, 2014, and a one-half (1/2) interest to Brenda B. Wilkerson, Trustee of the Brenda B. Wilkerson Revocable Living Trust dated February 25, 2014, as tenants-by-the-entirety, by Quitclaim Deed from John R. Wilkerson and wife, Brenda B. Wilkerson, of record in Instrument 20140226-0016454, said Register's Office, dated February 25, 2014. See also prior deed of record in Instrument 20120905-0080355, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 7876 Heaton Way, Nashville, TN 37211

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.

BILL GARRETT, Davidson County
Trans:T20170063566 DEEDWARR
Recvd: 07/25/17 10:27 2 pgs
Fees:13.00 Taxes:1265.40
20170725-0075002

Witness our hands this 21st day of July, 2017.

The John R. Wilkerson Revocable Living Trust dated February 25, 2014

By: _____
John R. Wilkerson, Trustee

_____
Brenda B. Wilkerson, Trustee

The Brenda B. Wilkerson Revocable Living Trust dated February 25, 2014

By _____
John R> Wilkerson, Trustee

_____
Brenda B. Wilkerson, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John R. Wilkerson and Brenda B. Wilkerson, Trustees of John R. Wilkerson Revocable Living Trust dated February 25, 2014, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she are Trustees of John R. Wilkerson Revocable Living Trust dated February 25, 2014, and as such Trustees, he/she are authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of July, 2017.

My Commission Expires: 5/5/20 _____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John R. Wilkerson and Brenda B. Wilkerson, Trustees of Brenda B. Wilkerson Revocable Living Trust dated February 25, 2014, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she are Trustees of Brenda B. Wilkerson Revocable Living Trust dated February 25, 2014, and as such Trustees, he/she are authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of July, 2017.

My Commission Expires: 5/5/20 _____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.