Davidson County DEEDWARR
Recvd: 08/11/17 14:16 3 pgs
Fees:18.00 Taxes:798.83
20170811-0082632

#33811



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $215,900.00

Affiant

Subscribed and sworn to before me, this 9th day of August, 2017.

Notary Public

My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mike R. Shelton **Kimberly E. Shelton**	**New Owner**	**Map/Parcel 124-01-0-A-072.00CO**
8207 Sawyer Brown Road K-6		
Nashville, TN 37221		

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 ACKNOWLEDGE, WE,

Charlie H. Wilson, Individually

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mike R. Shelton and Kimberly E. Shelton, 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:

Land in Davidson County, Tennessee, being Unit No. K-6, together with Carport No. K-6-C, on the Plan of Section I, River Plantation, of record in Plat Book 4460, page 59, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation, Section One, a horizontal property regime established by Master Deed of record in Book 4562, page 474, amended in Instrument No. 20051020-0126564, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charlie H. Wilson, unmarried, and Barbara Seagraves, married and Charles B. Wilson, married, Tenants in Common with Rights of Survivorship by deed dated February 19, 2010 from Billy J. Gray, unmarried of record in Instrument No. 20100224-0014033, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated July 21, 2017 of record in Instrument No. 20170721-0073987, Register's Office for Davidson County, Tennessee, Charlie H. Wilson, unmarried, Barbara Seagraves, married and Charles B. Wilson conveyed subject property to Charlie H. Wilson, Individually. Corrected in Notary Affidavit of record in Instrument No. 20170809-0081362, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 4460, Page 59, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Instrument No. 20050818-0098515, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Book 4562, Page 474, amended in Instrument No. 20051020-0126564.Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Book 4562, Page 490, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed. Subject to HOA dues- if any.

Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 8207 Sawyer Brown Road K-6, Nashville, TN 37221.

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 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 hand this 9th day of August, 2017.

Charlie H. Wilson
By: Barbara Wilson Seagraves, Attorney in fact

Charlie H. Wilson
By: Barbara Wilson Seagraves, Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Barbara Wilson Seagraves**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Charlie H. Wilson for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for Charlie H. Wilson, as evidenced by a General and Durable Power of Attorney recorded in Instrument No. 20100225-0014331, Register's Office for Davidson County, Tennessee, and that she is authorized by Charlie H. Wilson to execute this instrument on his behalf.

This the 9th day of August, 2017.

My Commission Expires: 11-23-20

Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **170455SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

True Copy Certification

I, KELLY E. COX, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

