THIS INSTRUMENT PREPARED BY:
Yale Riley, Esq.
Fidelity National Title Group
6840 Carothers Parkway
Ste. 200
Franklin, TN 37067
File No:1717640CTN

Bill Garrett Davidson County
Batch# 5741 **DEEDWARR**
09/28/2017 03:13:54 PM 5 pgs
Fees: $28.00 Taxes: $1,535.50

20170928-0099529

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephen Cody Wilkins and Angie Lawless	Same	083-04-0-202.00
2216 11th Avenue South		
Nashville, TN 37204		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Jan D. Walls, Charles W. Darby, and Kristen Bennett, Devisees under the Will of John W. Darby, Jr., deceased**, Grantors, have this day bargained and sold, and do hereby transfer and convey unto **Stephen Cody Wilkins and Angie Lawless, husband and wife**, the Grantees herein, their heirs, successors and assigns, certain real estate in Davidson County, TN as follows:

Land in Davidson County, Tennessee, being Lot No. 18 and part of Lot 17 on the Plan of Rosebank Subdivision of the J. W. C. Church Tract of record in Plat Book 547, Page 48, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 18 and part of Lot No. 17 front together 110 feet on the Northerly side of widened Rosebank Avenue and runs back 426 feet, more or less, between parallel lines.

Being the same property conveyed to John W. Darby, Jr. and wife, Merle V. Darby, by Warranty Deed from Mary Elizabeth Lish, unmarried of record in Book 4793, Page 500, in the Register's Office for Davidson County, Tennessee. Merle V. Darby died on August 7, 2011, having been continuously married to John W. Darby, Jr., who died February 18, 2017. Pursuant to the Will of John W. Darby, Jr., being probated in the Probate and Juvenile Court of Humphreys County, Tennessee, Docket No. P-2304-17, title vested in the Grantors herein, Jan D. Walls, Charles W. Darby, and Kristen Bennett (f/k/a Kristen D. Carrico.)

STATE OF TN
COUNTY OF Davidson The actual consideration for this transfer is $415,000.00.

Affiant

Subscribed and sworn to before me this 26 day of September, 2017.

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

Notary Public

My commission expires: 5/3/21

This is improved property known as 606 Rosebank Avenue, Nashville, TN, 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their heirs, successors and assigns forever, and we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and assigns, against the lawful claims of all persons.

Whenever 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 hand this 26th day of September, 2017, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jan D. Walls

Jan D. Walls

State of Tennessee
County of Humphreys

On this the 25 day of September, 2017, before me, the undersigned Notary Public, personally appeared **Jan D. Walls,** known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

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

Kimberly S. Harvey
Notary Public
My commission expires 4-13-21

KIMBERLY S. HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
HUMPHREYS CO. TENN.

Charles W. Darby

State of _____
County of _____

On this the _____ day of September, 2017, before me, the undersigned Notary Public, personally appeared **Charles W. Darby,** known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

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

Notary Public
My commission expires _____

Jan D. Walls

State of _____
County of _____

On this the 2 day of September, 2017, before me, the undersigned Notary Public, personally appeared **Jan D. Walls,** known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

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

Notary Public
My commission expires _____

Charles W. Darby

State of Arkansas
County of Faulkner

On this the 25 day of September, 2017, before me, the undersigned Notary Public, personally appeared **Charles W. Darby,** known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

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

JONATHAN P RUTH
Notary Public - Arkansas
Faulkner County
Commission # 12700909
My Commission Expires May 31, 2027

Notary Public
My commission expires May 31, 2027

File No: 1717640CTN

Kristen Bennett

Kristen Bennett

State of TN
County of Davidson

On this the 26 day of September, 2017, before me, the undersigned Notary Public, personally appeared **Kristen Bennett,** known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

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

Notary Public
My commission expires 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

ENCUMBRANCES:

1. Taxes for the year 2017, a lien, not yet due and payable, and which are being prorated between the parties.

2. Subject to all matters shown on the Plan of record in Plat Book 547, Page 48, Register's Office for Davidson County, Tennessee.