Bill Garrett Davidson County
Batch# 22376 DEEDWARR
11/06/2017 10:53:28 AM 2 pgs
Fees: $13.00 Taxes: $603.10

20171106-0113692

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TW170478

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of November, 2017.

NOTARY PUBLIC

My commission expires: 8-19-21

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF TAHIRA J. PYSZKA

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin C. Wilson 1053 Donoho Drive Old Hickory, TN 37138	Same address as new owner 2231 N. Mt Juliet Rd Suite 202 Mt Juliet, TN 37122	053 12 0 251.00

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Three Thousand and 00/100 Dollars ($163,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **AMANDA DICKERSON JARMAN AND HUSBAND, JOE JARMAN,** hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **BENJAMIN C. WILSON, A MARRIED MAN,** hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Jackson's Landing Estates, Section II, as of record in Book 8250, page 975, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Amanda Dickerson, by Warranty Deed from Kevin P. Hix and wife Dana Hix, dated 5/8/2006, recorded 5/17/2006, of record in Instrument #20060517-0057620, in the Register's Office for Davidson County, Tennessee.

The said Amanda Dickerson having since married and being now known as Amanda Dickerson Jarman.

The address of the herein described property is believed to be 1053 Donoho Drive, Old Hickory, TN 37138, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 1st day of November, 2017.

AMANDA DICKERSON JARMAN

JOE JARMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Amanda Dickerson Jarman and Joe Jarman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 1st day of November, 2017.

SARAH E. SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Sarah E. Simmons
Notary Public

Sarah E Simmons
Printed Notary Name

My commission expires: 12-4-18