WARRANTY DEED

Bill Garrett Davidson County
Batch# 30475 DEEDWARR
11/28/2017 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $736.30
20171128-0121071

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

BILL GARRETT COFFER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK170555TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Maurice O. Alford, a single person	Maurice O. Alford, a single person	
(NAME) 740 Jessica Taylor Drive	(NAME) 740 Jessica Taylor Drive	053-13-0-132.0
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Ninety-Nine Thousand And No/100 Dollars ($199,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MARQUIS D. WILSON, A SINGLE MAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MAURICE O. ALFORD, A SINGLE PERSON, 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. 83 on the Plan of Phase II, Kimbolton of record in Plat Book 6900, Page(s) 792 through 794, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mildred Ann Bradley, an unmarried woman by Special Warranty deed from Federal Home Loan Mortgage Corporation("Freddie Mac") of record in Instrument No. 20140409-0029533 Register's Office for Davidson County, Tennessee, dated April 08, 2014 and recorded on April 08, 2014.

Being the same property conveyed to Marquis D. Wilson by Warranty deed from Mildred Ann Bradley, an unmarried woman of record in Instrument No. 20151222-0128428 Register's Office for Davidson County, Tennessee, dated December 15, 2015 and recorded on December 22, 2015.

unimproved ☐
This is improved ☒ property, known as 740 Jessica Taylor Drive, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Marquis D. Wilson, a single man this 21 day of November, 17.

Marquis D. Wilson

STATE OF TENNESSEE
COUNTY OF Davidson

On this 21 day of November, 2017, before me personally appeared Marquis D. Wilson, a single man to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal atDavidson County, Tennessee this 21 day of November, 2017.

Commission Expires: 9-20-21

Notary Public

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

True Copy Certification

I, Chris Butler, 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.

Chris Butler

State of Tennessee

County of Davidson

Personally appeared before me, Garrett Coffer (name of notary), a notary public for this county and state, Chris Butler (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Garrett Coffer

Notary Signature

GARRETT COFFER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan. 6, 2020

My commission Expires: 1/6/2020

Notary Seal (if on paper)