WARRANTY DEED

Bill Garrett Davidson County
Batch# 31450 DEEDWARR
11/29/2017 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20171129-0121823

STATE OF ~~TENNESSEE~~
COUNTY OF Mecklenburg

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

K Cassidy
Affiant

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

Meagan Masseria
Notary Public

MY COMMISSION EXPIRES: 7-13-2021
(AFFIX SEAL)

MEAGAN MASSERIA NOTARY PUBLIC MECKLENBURG COUNTY, N. C.

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

File No.: ARK170540TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Marquis D. Wilson, a single person	Marquis D. Wilson, a single person	
(NAME) 1405 Joe Pyron Drive	(NAME) 1405 Joe Pyron Drive	053-13-0-069.00
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Twenty Thousand And No/100 Dollars ($220,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, WILLIAM LARKIN AND WIFE, BONITA LARKIN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARQUIS D. WILSON, 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. 2 on the Plan of Phase 1, Kimbolton, of record in Plat Book 6900, Pages 276 through 278, inclusive and amended in Book 7577, Page 553, 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 William Larkin and wife, Bonita Larkin by Warranty deed from Lee Marissa Coleman and husband, Richard Clifton Edwards of record in Instrument No. 20061109-0139457 Register's Office for Davidson County, Tennessee, dated November 08, 2006 and recorded on November 09, 2006.

unimproved ☐
This is improved ☒ property, known as 1405 Joe Pyron 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 William Larkin and wife, Bonita Larkin this 21st day of November, 2017.

William Larkin

Bonita Larkin

STATE OF ~~TENNESSEE~~ michigan
COUNTY OF Macomb

On this 21st day of November, 2017, before me personally appeared William Larkin and wife, Bonita Larkin 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 at ~~Davidson~~ macomb County, ~~Tennessee~~ Michigan this 21st day of November, 2017.

Commission Expires: Oct 10, 2021

MONICA AMICONE
Notary Public - Michigan
Macomb County
My Commission Expires Oct 10, 2021
Acting in the County of Macomb

NOTARY PUBLIC
My Comm. Exp. Oct 10, 2021
Macomb County, MI

Notary Public

True Copy Certification

I, Kathryn Cassidy, 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.

K Cassidy

State of NC

County of Mecklenburg

Personally appeared before me, Ashley M Cameron (name of notary), a notary public for this county and state, Kathryn Cassidy (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley M Cameron

Notary Signature

My commission Expires: 1/7/2022

Notary Seal (if on paper)

ASHLEY M CAMERON
Notary Public
Gaston County
My Commission Expires
1/7/2022
NORTH CAROLINA