Bill Garrett Davidson County
Batch# 32702 DEEDWARR
12/04/2017 12:36:56 PM 2 pgs
Fees: $13.00 Taxes: $292.30
20171204-0123367

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
File Number: BW17630

Send Tax Bills To:
New Owner

New Owner is:
Seth Richmond Wilson
164 Brooke Castle
Hermitage, TN 37076

MAP: 075-08-0A
PARCEL: 061.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Andrew S. Jeffery and Chanthasone Soundara, husband and wife,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Seth Wilson, unmarried, and Savannah Wilson, unmarried, tenants in common with right of survivorship,** hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: 164 Brooke Castle, Hermitage, TN 37076

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Unit No. 164 on the Plan of Brooke Castle of record in Plat Book 6250, Page 156, as revised in Plat Book 6250, page 627, as corrected in Book 6680, page 905 (re-recorded in Book 6727, page 762), and further revised in Plat Book 6250, page 691, as corrected in Book 6919, page 571, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description, and as established by Master Deed in Book 6519, page 747, Register's office of Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed.

BEING the same property conveyed to Andrew S. Jeffery, unmarried, by Warranty Deed from Jessica L. Vaught n/k/a Jessica V. Hudson, married, dated 9/19/08 and recorded 9/23/08 in Instrument No. 20080923-0096777, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 29 day of November, 2017.

GRANTOR:

Andrew S. Jeffery

Chanthasone Soundara

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Andrew S. Jeffery and Chanthasone Soundara**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, on this the 29 day of November, 2017.

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $79,000.00.

Affiant

SWORN TO and subscribed before me this 29 day of NOV, 2017.

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021

NOTARY PUBLIC
My commission expires:_____