| | |
|---|---|
| **This document prepared by (and after recording return to):** | |
| **Name:** | **William Davis, Attorney, P.C.** |
| **Address:** | **219 Ward Circle, Ste 6** |
| **City, State, Zip:** | **Brentwood, TN, 37027** |
| **Phone:** | **615-369-0039** |
| **File Number:** | **WWD-3286** |

Bill Garrett Davidson County
Batch# 35759 **DEEDWARR**
12/11/2017 10:47:55 AM 2 pgs
Fees: $13.00 Taxes: $629.00

20171211-0125886

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## WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Gretchen L. Gunter, a single person,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Randolph W. Wilkes and Joan E. Wilkes, husband and wife**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Being Lot No. 372 on the plan of Final Plat for Cluster-Lot Subdivision, Old Hickory Hills, Phase Three, Section One, as the same appears of record in Instrument Number 20060420-0045296, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Gretchen L. Gunter, a single person, by Warranty Deed from Greenvale Construction, LLC, a Tennessee limited liability company, dated 12/28/2007 and filed for record on 01/09/2008 in Instrument Number 20080109-0002602, Register's Office for Davidson County, Tennessee.

This is improved property also known as 8840 Cressent Glen Court, Antioch, Tennessee, 37013.

Tax Parcel Identification Number: 182060A30700CO

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 5th day of December, 2017.

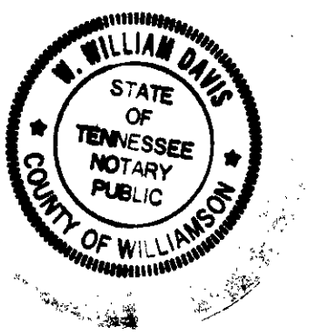
Gretchen L. Gunter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gretchen L. Gunter, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 5th day of December, 2017.

(SEAL)




NOTARY PUBLIC
My Commission Expires: 12/19/2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

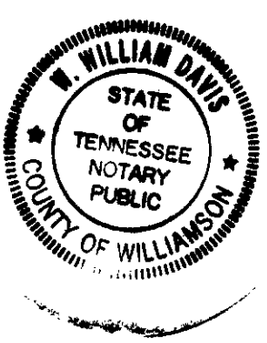
I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$170,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 5th day of December, 2017.

Affiant

NOTARY PUBLIC
My commission expires: 12/19/2020

(SEAL)




| Grantee(s) Name, Address: | Send Tax Statement To: |
|---|---|
| Randolph W. Wilkes and Joan E. Wilkes | |
| 1123 Olde Cameron Ln. | New Owner |
| Franklin, TN 37067 | |