THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Bill Garrett Davidson County
Batch# 38858 DEEDWARR
12/18/2017 02:34:41 PM 2 pgs
Fees: $13.00 Taxes: $4,162.50
20171218-0128744

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jeffrey William Vallett 805 Azura Landing Old Hickory, Tennessee 37138	SAME AS NEW OWNER	054-13-OB-002.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **KENNETH W. WILMES AND DAWN M. WILMES, HUSBAND AND WIFE**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **JEFFREY WILLIAM VALLETT**, hereinafter called the Grantee, his heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 2, on the Final Plat of River Oaks Major Subdivision, of record in Plat Instrument No. 201410070092682, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kenneth W. Wilmes and Dawn M. Wilmes, husband and wife, by deed from Doug Myhand Construction, LLC, of record on February 1, 2016, at Instrument No. 20160201-0009580, Davidson County Register of Deeds.

This property is commonly known as **805 Azura Landing, Old Hickory, TN 37138**.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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.

Witness our hands this 6th day of **December, 2017**:

Kenneth W. Wilmes

Dawn M. Wilmes

STATE OF ~~TENNESSEE~~ Colorado

COUNTY OF ~~WILLIAMSON~~ Larimer

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KENNETH W. WILMES**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 6th day of December, 2017:

Notary Public

My Commission Expires: 03/08/2021

AUSTIN MILLER
Notary Public State of Colorado
Notary ID 20174010491
My Commission Expires Mar 8, 2021

STATE OF ~~TENNESSEE~~ Colorado

COUNTY OF ~~WILLIAMSON~~ Larimer

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DAWN M. WILMES**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 6th day of December, 2017:

Notary Public

My Commission Expires: 03/08/2021

AUSTIN MILLER
Notary Public - State of Colorado
Notary ID 20174010491
My Commission Expires Mar 8, 2021

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1,125,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15 DAY OF DECEMBER, 2017:

Notary Public

My Commission Expires: 5/23/18

WAARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON