Bill Garrett Davidson County
Batch# 45120 DEEDWARR
01/05/2018 04:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20180105-0001952

This Instrument Prepared By:
Wendy Geurin Smith
Attorney at Law
6363 Poplar Avenue, Suite 107
Memphis, TN 38119

Once Recorded, Return To:
Title Center of the South
783 Old Hickory Blvd., Ste. 356
Brentwood, TN 37027

WARRANTY DEED

THIS INDENTURE, made and entered into this 5th day of January, 2018, by and between **SCOTT WILKERSON, married,** party of the first part, and **ELLIOTT LANDFIELD AND WIFE CARLA CHRISTIAN, husband and wife,** party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto the said party of the second part the following described real estate, situated and being in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1, on the plan of the Villas of Lakemeade, Phase Three, of record in Book 9700, page 68, Register's Office of Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property as conveyed to Scott Wilkerson, by Warranty Deed recorded on April 15, 2013 in Instrument No. 20130415-0036784, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a right to sell and convey the same; that the same in unencumbered, except for:

2018 (and subsequent years) Davidson County, Tennessee real estate taxes, not yet due and payable; matters shown on recorded plat in Plat Book 9700 at Page 68 in said Register's Office including a Private Cross Ingress and Egress Easement and a 20' Public Sanitary Sewer Easement and Private Water Service Line Easement located on the land; rights or claims of parties in possession not shown by public records; utility easement of record in Book 10506 at Page 771, Book 10506 at Page 775, and at Book 10693 at Page 718 in said Register's Office; roads, ways or easements or claims of easements not shown by public records; liens, or right to liens for services, labor or material imposed by law but not sown by public records; and any encroachment, encumbrance, violation, variation, or adverse circumstance affecting title that would be disclosed by an accurate and complete land survey of the property; and pending assessments by any taxing authority not yet filed in public record.

And that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The consideration for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" as if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

SCOTT WILKERSON

Patsy Ann Wilkerson

PATSY ANN WILKERSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, **SCOTT WILKERSON AND PATSY ANN WILKERSON,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the instrument within for purposes therein contained as their free act and deed.

WITNESS my hand and seal, this 5th day of January, 2018.

Notary Public

My commission expires:

SANDRA MEEKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-27-2020

******** Title to the above described property is vested in Scott Wilkerson. Patsy Ann Wilkerson, wife of Scott Wilkerson, for the consideration expressed herein, joins herein for the purpose of granting, bargaining, selling, conveying, and confirming, and does hereby grant, bargain, sell, convey, and confirm unto the party of the second part, her heirs and assigns, all rights, claims and interest of every kind, character, and description whatsoever she may now have or hereafter may acquire by virtue of her marriage to Scott Wilkerson, but the said Patsy Ann Wilkerson does not join in the covenants and warranties of this indenture. *******

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $400,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 5th day of January, 2018.

Notary Public

My commission expires:

SANDRA MEEKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-27-2020

Property Address:	37 Lakeshore Court, Old Hickory, TN 37138
Name and Address of Property Owner:	Elliott Landfield and Carla Christian 924 Simpson Road, Dyersburg, TN 38024
Mail Tax Notices To:	**Elliott Landfield** **924 Simpson Road, Dyersburg, TN 38024**
Tax Parcel Number:	Parcel 053 12 0 183.00

True Copy Certification

I, Sandra Meeker, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appears before me, Sonya C Starnes, a notary public for this county and state, Sandra Meeker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/10/19

Notary' Seal (if on paper)

