File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Bill Garrett Davidson County
Batch# 46173 DEEDWARR
01/09/2018 02:17:08 PM 2 pgs
Fees: $13.00 Taxes: $643.80
20180109-0002965

W & I Ref: (DM) Title No.: 59386
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Mike Mullaney Barbra Mullaney 3325 Timber Trail Drive Antioch, TN 37013	NEW OWNER 8104 Vaden Dr. Brentwood, TN 37027

TAX MAP PARCEL NUMBERS: 15003004600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$174,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kenneth Schmitt, Executor under the Last Will and Testament of James W. Bannister**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mike Mullaney and Barbra Mullaney, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of "The Country" Section Two of record in Book 5050, page 40, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to James W. Bannister, unmarried by Warranty Deed from John T. McGregor and wife, Janna M. McGregor, dated May 14, 2009 and recorded on May 22, 2009 of record in Instrument No. 20090522-0047152, Register's Office for Davidson County, Tennessee. The said James W. Bannister has since died. The Last Will and Testament of Jame William Bannister of record in Docket No. 17P1843 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed Kenneth Schmitt, as Executor, and directed said Executor to sell subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5050, page 40, said Register's Office, which Plan shows a 30, foot minimum building setback line from Timber Trail, and a 10 foot easement for public utility and drainage purposes along the rear line of said lot. And a 2.5 x 25 foot utility anchor easement located on the northwesterly and southwesterly front corner of said lot.

This is improved property, known as 3325 Timber Trail Drive, Antioch, TN 37013

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of January, 2018.

Executor

Kenneth Schmitt, Executor under the Last Will and Testament of James W. Bannister

State of Tennessee

County of Davidson

On this 5th day of January, 2018, before me the undersigned authority, personally appeared Kenneth Schmitt, Executor under the Last Will and Testament of James W. Bannister, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $174,000.00.

Affiant

Sworn and subscribed before me this 5th day of January, 2018.

Notary

My Commission Expires: 11/3/2020

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.