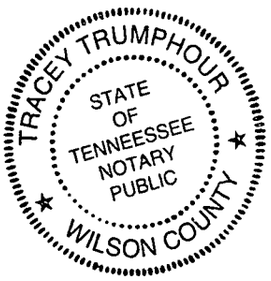
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Pauline A. Headway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of February, 2018.

Notary Public

MY COMMISSION EXPIRES: May 17, 2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James R. Bearden	James R. Bearden	064-04-O-085.00
(NAME)	(NAME)	
PO Box 255	PO Box 255	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 56451 **DEEDWARR**
02/08/2018 10:45:42 AM 2 pgs
Fees: $13.00 Taxes: $444.00

20180208-0012760

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Seth Richmond Wilson, an unmarried man and Bridgette Renee Wilson, a married woman as joint tenants with rights of survivorship**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **James R. Bearden and Juanita G. Bearden, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 7B on the Plan of Zone Lot Division Lot 7, Lake Country, of record in Plat Book 5800, Page 352, amending Plat Book 5200, Page 493, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Seth Richmond Wilson, an unmarried man and Bridgette Rennee Wilson, a married woman as joint tenants with rights of survivorship by Warranty Deed from Judy Bergstrom, an unmarried woman, dated December 06, 2017 and recorded December 07, 2017 of record in Instrument No. 20171207-0124908, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Judith Bergstrom by Warranty Deed from Ruthanne Terrell, a single person, and beneficiary, and Ann Luttrell, Trustee, dated November 04, 2014 and recorded November 06, 2014 of record in Instrument No. 20141106-0102422, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 5800, Page 352, amending Plat Book 5200, Page 493, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 6095, Page 656, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 6213, Page 626, in the Register's Office for Davidson County, Tennessee. Easement contained in Warranty Deed of record in Instrument No. 20050309-0026199, in the Register's Office for Davidson County, Tennessee. Charter of the Lake Country Homeowners' Association of record in Book 7289, Page 990, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This is improved ☑ property, known as 212 Lake Cove, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

• 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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or 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 2nd day of February, 2018.

Seth Richmond Wilson

Bridgette Renee Wilson

State of Tennessee
County of Wilson

Personally appeared before me Seth Richmond Wilson and Bridgette Renee Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of February, 2018.

Notary Public Tracey Trumphour - MJ
My Commission Expires: May 17, 2021

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122