Return To: 18-0057
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$264,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS **March 20, 2018.** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES: 9-6-20

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**18-0057**

Bill Garrett Davidson County
Batch# 76187 **DEEDWARR**
04/04/2018 10:47:32 AM 2 pgs
Fees: $13.00 Taxes: $976.80

20180404-0031530

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Wilkins, Charles Wilkins and Barbara Ann Black	**People's Home Equity, Inc ISAOA/ATIMA**	**43-14-195**
(NAME) **229B Hillcrest Drive**	(NAME) **5205 Maryland Way, Ste 100**	
(ADDRESS) **Madison,TN 37115**	(ADDRESS) **Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **John Bartow, married** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua Wilkins, an unmarried man and Charles Wilkins and Barbara Ann Black, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

LAND being located in Davidson County, Tennessee, being Lot No. 34 of Block "B" on the plan of Yowell Place, as of record in Book 974, Page 61, Register's Office for said County.

Being the same property conveyed to John Bartow, by Quitclaim Deed from John Bartow, dated July 28, 2017, filed of record in Instrument No. 20170728-0076492, in the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to John Bartow, by warranty deed from Roger D. Perry and Janice Wilkerson, of record in Instrument No. 20170522-0050368, dated May 15, 2017, said Register's Office.

BEING the same property conveyed to Roger D. Perry and Janice Wilkerson, by deed from Hayden H. Perry and wife, Clara W. Perry, of record in Instrument No. 20020131-0013594, dated December 27, 2001, said Register's Office.

*This property is investment property and therefore the spouse of John Bartow will not join in this conveyance.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **229B Hillcrest Drive, Madison, TN 37115**
(House Number) (Street) (City, State) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **20th** day of **March, 2018.**

John Bartow

John Bartow

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **John Bartow**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **20th** day of **March, 2018.**

NOTARY PUBLIC

My Commission Expires: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY