Bill Garrett Davidson County
Batch# 76225 DEEDWARR
04/04/2018 11:22:24 AM 2 pgs
Fees: $13.00 Taxes: $1,794.50
20180404-0031592

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
18-1119TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 485,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of March, 2018.

Notary Public
Commission Expiration: 10/31/2020

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-4258

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Gregory Wilkins and Richard S. Barnes 117 Aarons Cress Blvd Hermitage, TN 37076	**SAME AS NEW OWNER**	087 10 0A 016.00

WARRANTY DEED

FOR AND IN 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, **Charles Dana Kingston, married, and Charles W. Kingston, Jr., married**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gregory Wilkins, unmarried and Richard S. Barnes, unmarried, as tenants in common with right of survivorship,** 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:

Property known as 117 Aarons Cress Blvd Hermitage, TN 37076, County of Davidson to wit:

Being Lot Number 116, Aarons Cress, Phase 1-A, A cluster lot development of record in Plat Instrument No. 20061219-0156396, Register's Office for Davidson County, Tennessee, of which plat reference is hereby made for a more complete description.

Being the same property conveyed to Charles Dana Kingston and Charles W. Kingston, Jr., as joint tenants with rights of survivorship and not as tenants in common, by deed from Charles Dana Kingston, an unmarried man, dated 09/03/2015, filed and recorded 11/05/2015, of record as Instrument No. 20151105-0112629, said Register's Office.

The subject property is not the principal residence of either of the Grantors, nor their spouses or any dependents.

Tax Map and Parcel ID is as follows 087 10 0A 016.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 117 Aarons Cress Blvd, Hermitage, TN 37076

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.

Witness my hand this 30th day of March, 2018.

Charles Dana Kingston

Charles W. Kingston Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of March, 2018, before me personally appeared **Charles Dana Kingston and Charles W. Kingston, Jr.**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 30th day of March, 2018.

CARRIE ANN PORTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

NOTARY PUBLIC
Carrie Ann Porter
My Commission Expires
September 22, 2020
STATE OF TENNESSEE

Carrie Ann Porter
Notary Public
Commission Expiration: 9-22-2020