WARRANTY DEED

Bill Garrett Davidson County
Batch# 89127 DEEDWARR
05/07/2018 10:27:38 AM 2 pgs
Fees: $13.00 Taxes: $932.40

20180507-0043308

April G. Nichols State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of May, 2018

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 6 30 2019

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Jami L. Wilkerson	SAME	**74-8-166**
(NAME)	(NAME)	
152 Bonnafield Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20180695

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, I/we, David Allen Rast and Tami Rast, husband and wife , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Jami L. Wilkerson, a single woman, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 903 on the plan of Hermitage Hills, Section VIII, of record in Book 3600, page 24, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to David Allen Rast and Tami Rast, husband and wife, by Warranty Deed from Howard E. Hughes and wife, Beverly Hughes dated May 12, 2017 and filed of record in Instrument 20170515-0047824, , Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 152 Bonnafield Drive, Hermitage, TN 37076
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 1st day of May, 2018

David Allen Rast

Tami Rast

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, David Allen Rast and Tami Rast, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st of May, 2018.

Notary Public
My Commission Expires: 3/23/21

