WARRANTY DEED

Bill Garrett Davidson County
Batch# 97211 DEEDWARR
05/25/2018 03:20:13 PM 2 pgs
Fees: $13.00 Taxes: $795.50

20180525-0050544

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dylan Burrows	SWBC Mortgage	091-06-0-170.00
(NAME)	(NAME)	
1111 57th Avenue North	9311 SanPedro Avenue Ste. 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	San Antonio, TN 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Charles Earl Wilkerson, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Dylan Burrows, unmarried man, 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 in Davidson County, Tennessee, being Lot No. 7 on the Plan of West Park Addition No. 2 of record in Plat Book 2330, Page 63, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Charles Earl Wilkerson, unmarried by Warranty Deed from Bethel Wood of record in Instrument No. 20060706-0080753 Register's Office for Davidson County, Tennessee, dated June 30th, 2006 and recorded on July 6th, 2006. The said Charles Earl Wilkerson and Charles E. Wilkerson are one and the same person.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilites applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

Tracy Wilkerson, spouse of the above named Charles Earl Wilkerson, joins in this conveyance for the purpose of releasing any and all martial rights.

unimproved ☐

This is improved ☑ property, known as 1111 57th Avenue North, Nashville, TN 37209

(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 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: [redacted]

Witness our hands this 21st day of May, 2018.

Charles E. Wilkerson

Tracey Wilkerson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 21st day of May, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Charles E. Wilkerson and Tracey Wilkerson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
07-08-2019

Notary Public

JILL BRANYAN
State of Tennessee Notary Public
Davidson County
My Commission Expires 07/08/2019