Bill Garrett Davidson County
Batch# 114259 DEEDWARR
07/10/2018 10:08:25 AM 2 pgs
Fees: $13.00 Taxes: $999.00
20180710-0066389

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Ct. Ste. 202
Hendersonville,TN 37075
18-0652HV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

DON KEITH HEAD III STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER My Comm. Expires June 22, 2021

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of July, 2018

Notary Public
Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Dwayne Wilkins, Jr. 184 Ivy Hill Lane Goodlettsville, TN 37072	United Shore Financial 585 S. Boulevard E. Pontiac, MI 48341	033-03-0B-067.00 CO

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, I/WE,

Vanessa Thomas, an unmarried person and Dorothy Berry, unmarried, as tenants in common with right of survivorship

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dwayne Wilkins, Jr., a single 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. 41 on the plan of Dry Creek Farms, Phase 2, Section 2 of record in Instrument Number 20050825-0101280, 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 Vanessa Thomas, an unmarried person, and Dorothy Berry, married, as tenants in common with right of survivorship, by Warranty Deed from Robin Kirnos, now known as Robin Bear Gebhardt, a married person, dated 1/11/13 and recorded 1/16/13 in Instrument No. 20130116-0005229, in the Register's Office of Davidson County, Tennessee. Albert Berry, spouse of Dorothy Berry, having since died 10/16/17.

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.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 184 Ivy Hill Lane, Goodlettsville, TN 37072.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 6th day of July, 2018.

Vanessa Thomas

Dorothy Berry

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Vanessa Thomas and Dorothy Berry,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 6th day of July, 2018.

Notary Public
My Commission Expires: 9.22.20

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

(Notary Seal)