

STATE OF TENNESSEE 21228
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Monica Wilder
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July 2018.

Ollie Mai Parsley
Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 3/ 8/2022

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows:	Send Tax Bills To:
Aaron T. Bateman	Franklin American Mortgage Company
(Name)	(Name)
2809 Hastings Road	6100 Tower Circle, Suite 600
(Street Address or Route Number)	(Street Address)
Nashville, TN 37214	Franklin, TN 37067
(City) (State) (Zip)	(City) (State) (Zip)

Map-Parcel Number(s): 09605018500

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, Monica Wilder (fka Monica Wilson), unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Aaron T. Bateman 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:

Being Lot No. 66 on the Map of Donelson Heights, as of record in Book 1424, page 35, Register's Office for Davidson County, Tennessee.

Said Lot No. 66 fronts 90 feet on the northerly side of Hastings Road and runs back between lines, 158.85 feet on the westerly line, and 159.81 feet on the easterly line to a dead line in the rear on which it measures 90 feet.

BEING the same property conveyed to Monica Wilson, unmarried, by Warranty Deed from Samuel Clinton Lake, Devises of the Estate of Mabel N. Lake, dated April 29, 2005, filed of record in Instrument No. 20050503-0049151, Register's Office for Davidson County, Tennessee. The said Monica Wilson married and subsequently divorced (No. 15D-763) and is now known as Monica Wilder.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 2809 Hastings Road, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 his/her/their hand(s) this 9th day of July, 2018.

Seller
Monica Wilder (fka Monica Wilson)
Monica Wilder (fka Monica Wilson)

Bill Garrett Davidson County
Batch# 114273 DEEDWARR
07/10/2018 10:28:28 AM 2 pgs
Fees: $13.00 Taxes: $758.50

20180710-0066409

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named Monica Wilder (fka Monica Wilson), unmarried, the bargainor(s), 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 Nashville, Tennessee, this 9th day of July, 2018.

My commission expires 3/ 8/2022

Notary Public: Ollie Mai Parsley

