Bill Garrett Davidson County
Batch# 126485 DEEDWARR
08/08/2018 03:33:57 PM 2 pgs
Fees: $13.00 Taxes: $1,720.50
20180808-0078143

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

Subscribed and sworn to before me, this 6TH DAY OF AUGUST, 2018.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leonard W. Sennish, and Judith A. Sennish, husband and wife	FifthThird Bank	
	(NAME)	
3200 FRANKLIN BLVD # 112 (ADDRESS)	5001 Kingley Drive (ADDRESS)	040-09-0A-011.00
CLEVELAND, OH 44113 (CITY) (STATE) (ZIP)	Cincinnati, Ohio 45227 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Jason Wilkerson, a married man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Leonard W. Sennish, and Judith A. Sennish, husband and wife, hereinafter called the Grantees, their heirs and assigns, that 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. 11 ON THE PLAN OF FINAL PLAT: WHITES CREEK MANOR, R-15 CLUSTER LOT SUBDIVISION OF RECORD IN PLAT AT INSTRUMENT NO. 20061130-0148061, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JASON WILKERSON, A MARRIED MAN, BY WARRANTY DEED FROM JACK NIXON, A MARRIED MAN, OF RECORD IN INSTRUMENT NO. 20170726-0075534, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

DANIEL L. WISCHHOF EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF JASON WILKERSON, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. *20180808-0078142, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2616 Houston Lane, Whites Creek, TN 37189
(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.

Witness my/our hand(s) this 6th day of August, 2018.

WARRANTY DEED
(Continued)

Jason Wilkerson by Daniel L. Wischhof, as Attorney in Fact

State of Tennessee :
County of Davidson

On this 6th day of August, 2018, before me, a Notary Public, in and for said County and State, personally appeared Daniel L. Wischhof, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jason Wilkerson, acknowledged that such persons executed the same as the free act and deed of the said Jason Wilkerson.

Witness my hand and official seal, this the 6th day of August, 2018.

Notary Public

My commission expires: 1/29/2020

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

(Seal)

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072