WARRANTY DEED

Bill Garrett Davidson County
Batch# 127998 **DEEDWARR**
08/13/2018 10:47:20 AM 2 pgs
Fees: $13.00 Taxes: $1,035.63

20180813-0079569

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF AUGUST, 2018 .

Notary Public

MY COMMISSION EXPIRES: 9/16/2020

(AFFIX SEAL)

LISA BROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bruce Howard Wildfeuer	SWBC Mortgage Corporation	07316005900
(NAME)	(NAME)	
2989 McGavock Pike	9311 San Pedro Ave, Ste 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Walton N. Robinson , and wife and Theresa G. Robinson, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Bruce Howard Wildfeuer and Caroline Wildfeuer , husband and wife, hereinafter called the GRANTEE(S), his/her/their 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 all of Lot No. 1 on the Plan of Section Three Sunset View, of record in Plat Book 2663, Page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No.1 fronts 189.34 feet on the westerly said of McGavock Pike and runs back between lines 268.3 feet on the northerly line and 315.75 feet on the southerly line to a dead line in the rear, which measures 36.2 feet.

Being the same property conveyed to Walton N. Robinson and wife, Theresa G. Robinson by Warranty Deed from Sina Aline H. Thomas, James H. Giles and Brenda Fay Bell, dated 09/10/1999 recorded 09/20/1999, of record in Book 11666, Page 721, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 2663, Page 44, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 2016, Page 1, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 2492, Page 307, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6741, Page 33, in the Register's Office for Davidson County, Tennessee. Warranty Deed of Flowage Easement of record in Book 2241, Page 77, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

File No.: 246754
Warranty Deed TN

unimproved ☐

This is improved ☒ 2989 McGavock Pike, Nashville, TN 37214
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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(S), his/her/their 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 our hands this 2nd day of August, 2018.

Walter N. Robinson by Janet Curtis his atty in fact
By: _____ Date: 8/2/18
Walter N. Robinson by Janet Curtis his atty in fact

Theresa G. Robinson by Janet Curtis her atty in fact
By: _____ Date: 8/2/18
Theresa G. Robinson by Janet Curtis her atty in fact

State of TENNESSEE
County of WILSON

On this 2nd day of August, 2018, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Janet Curtis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the **attorney-in-fact of Walter N. Robinson and Theresa G. Robinson**, and is authorized by her and does hereby acknowledge the execution of this instrument on his behalf.

Tracey Trumphour
Notary Public
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122