Return To: 18-0293
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Scott THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$210,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **September 7, 2018.** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

TONYA THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES:

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

Karen Y Johnson Davidson County
Batch# 140115 **DEEDWARR**
09/12/2018 09:56:22 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20180912-0090391

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**18-0293**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew K. Wickstrom	**Residential Acceptance Corporation**	**42-15-26**
(NAME) **214 W Marthona Rd**	(NAME) **5027 W. Laurel St.**	
(ADDRESS) **Madison,TN 37115**	(ADDRESS) **Tampa, FL 33607**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Virginia Louis Wakefield,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew K. Wickstrom, an unmarried individual,** 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 Lots number 65, 66, 67, and 68 of Block "C" on the plan of Marthona, not of record, and described according to a copy, of survey thereof by J. A. Mefford, Surveyor, dated in December of 1937, as follows: Beginning at a point in the Westerly margin of Ezell Road West, at the corner of Lots 64 & 65; thence with the line between said Lots, westerly 275 feet to a point; thence southerly 100 feet to the corner of Lots 68 & 69; thence with the line between said lots, easterly 275 feet to the westerly margin of Ezell Road West; thence with the margin of same northerly 100 feet to the beginning.

Being the same property conveyed to Linda F. Flynn and Virginia Louis Wakefield, as joint tenants with rights of survivorship by Quitclaim Deed from Linda F. Flynn and Virginia Louis Wakefield, both unmarried, to Jon S. Jablonski, Trustee, dated August 14, 2003, filed of record in Instrument No. 20030820-0120406, in the Register's Office of Davidson County, Tennessee.

Linda F. Flynn having since passed on December 11, 2014

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **214 W Marthona Rd, Madison, TN 37115**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **7th** day of **September, 2018**.

Virginia L. Wakefield

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Virginia L. Wakefield**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **7th** day of **September, 2018**.

NOTARY PUBLIC

My Commission Expires: 10/26/20

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY