Karen Y Johnson Davidson County
Batch# 144685 DEEDWARR
09/25/2018 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20180925-0094726

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater, for this transfer is $290,000.00.

Affiant

Subscribed and sworn to before me, this 21 **day of September, 2018.**

Notary Public
My commission expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

06-1808-77011

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Dylan Richardson 4028 Lake Parkway Hermitage TN 37076	~~NEW OWNER~~ LowDepot.com, LLC 4800 N. Scottsdale Rd #3600 Scottsdale, AZ 85251	097-04-0-006.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James E. Wilkerson, Jr., unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Dylan Richardson an unmarried man, and Tessa Holtgrewe, an unmarried woman, as joint tenants** hereinafter called the Grantees, their successors 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. 30, on the Plan of Section One, Lake Park, of record in Book 4175, Pages 134 and 135, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to James E. Wilkerson, Jr. and Sheranda P. Wilkerson, husband and wife by deed from Ben C. Purnell and Evelyn C. Purnell, husband and wife, dated June 15, 1994, recorded June 20, 1994, of record in Book 9382, Page 400, Register's Office for Davidson County, Tennessee. James E. Wilkerson, Jr. and Sheranda P. Wilkerson since having divorced filed in Davidson County Docket No. 04D1494. Being the same property further conveyed to James E. Wilkerson, Jr. by deed from Sheranda LaFaye Wilkerson, unmarried of record in Book 20180925009472S, said Register's Office. The said Sheranda LaFaye Wilkerson being one in the same as Sheranda P. Wilkerson.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 4028 Lake Parkway, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 21 day of September, 2018.

James E. Wilkerson, Jr.

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **James E. Wilkerson, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 21 day of September, 2018.

Notary Public
State of Tennessee at Large

My Commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-2079

(SEAL)

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY