390-18

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Y Johnson Davidson County
Batch# 151597 DEEDWARR
10/16/2018 08:20:30 AM 2 pgs
Fees: $13.00 Taxes: $481.00
20181016-0102208

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 130,000.00

Affiant Signature

Subscribed and sworn to before me on this the 15th day of October, 2018

Notary Public

My Commission expires 5/16/19

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2019

NAME AND ADDRESS OF PROPERTY OWNER:
Jeremy Wilkinson
Melissa Wilkinson
407 Buchanan Street
Nashville, TN 37208
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 14507006500

WARRANTY DEED

18NT00552

Effective the 15th day of October, 2018 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

STEPHANIE GAYLE JONES

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jeremy Wilkinson and Melissa Wilkinson, Husband and Wife**

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of The Inns of Granny White Subdivision of record in Plat Book 6900, Page 125, amending Plat Book 6250, Page 460, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a concrete monument in the Easterly margin of Harpeth Knobs Drive being the most Westerly corner of Lot No. 25 on the Plan of The Inns of Granny White, as of record aforesaid; thence South 38 deg. 22' 59" East 323.65 feet to a point; thence South 43 deg. 30' 49" West 71.81 feet to a concrete monument; thence South 37 deg. 45' 59" East 150.00 feet to a Point; thence South 52 deg. 14' 1" West 41.09 feet to a concrete monument; thence North 44 deg. 39' 37" West 355.09 feet to a point in the Easterly margin of Harpeth Knobs Drive having a length of 294.31 feet and a radius of 313.66 feet to the point of beginning, containing 1.001 acres, more or less.

Being the same property conveyed to Stephanie Gayle Jones, by Quit Claim Deed from Michael Jason West, dated 08/01/2007 and recorded 08/03/2007 as Document No. 20070803-0092386, Register's Office for Davidson County, TN.

This is an improved property commonly known as 1162 Travelers Ridge Dr, Nashville, TN 37220.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 15th day of October, 2018

Stephanie Gayle Jones

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Stephanie Gayle Jones the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 15th day of October, 2018.

Notary Public

My commission expires: 03-08-2021

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES

Notary Signature

My Commission Expires: September 7, 2020