WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 159324 **DEEDWARR**
11/14/2018 09:19:33 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20181114-0112099

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 6.21.22 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-3300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Aaron R. Cluck	Regions Bank	07412005100
(NAME) 419 Bonnawood Court	(NAME) 2050 Parkway Office Cir. RCN-6 Mail Code ALBH40602B	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Birmingham, AL. 35244	
(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, We Brian Marcus Wilson and Jessica Wilson, husband and wife, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Aaron R. Cluck and Ciera L. Cluck, husband and wife, hereinafter called the GRANTEE(S), 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. 620 on the Plan of Section Six, Hermitage Hills, of record in Plat Book 3300, Page 10, (erroneously referenced Heritage Hills in Warranty Deed of record in Instrument No. 20130325-0028984 and in prior deed), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Brian Marcus Wilson by Warranty Deed from Lance Conn and spouse, Debra Conn, dated 03/21/2013, recorded 03/25/2013 of record in Instrument No. 20130325-0028984, in the Register's Office for Davidson County, Tennessee.

The said Ciera L. Cluck joins in this conveyance to waive any and all rights she has in said property.

All matters shown on the plat of record in Plat Book 3300, Page 10, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, restrictions and easements, if any, of record in Book 3253, Page 261, in the Register's Office for Davidson County, Tennessee, together

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.

unimproved ☐

This is improved ☒ 419 Bonnawood Court, Hermitage, TN 37076

File No.: 298087
Warranty Deed TN

(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.

Effective the 9th day of November, 2018.

Brian Marcus Wilson

Jessica Wilson

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian Marcus Wilson and Jessica Wilson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9th day of November, 2018.

Notary Public:
My Commission Expires: 3/9/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

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