This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-3362

Karen Y Johnson Davidson County
Batch# 178909 DEEDWARR
12/31/2018 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $148.00
20181231-0125945

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $40,000.00

Affiant

Subscribed and sworn to before me, this the 27 day of December, 2018

Notary Public
My Commission Expires: 9-20-21

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Derrick Harrington 726 Heritage Square Drive Madison TN 37115	New Owner	100-00-0-070 & 100-00-0-070.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), 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, **James Jeffrey Wilson, widowed****, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Derrick Harrington**, hereinafter called the Grantee(s), his/her/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 Lot No. 2 on the Plan of Walling Subdivision of record in Plat Book 7900, Page 276, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Jimmy A. Walling, Jr. and wife, Patty Martin Walling by Warranty Deed from Jardenella P. Walling, Widow of record in Book 5023, Page 963, Register's Office for Davidson County, Tennessee, dated May 1, 1976 and recorded on May 11, 1976.

Being the same property conveyed to James Jeffrey Wilson and wife, Lorie Annette Wilson by Quitclaim Deed from Jimmy A. Walling, Jr. and wife, Patty Martin Walling of record in Book 8822, page 895, Register's Office for Davidson County, Tennessee, dated December 23, 1992 and recorded on December 23, 1992. Quitclaim Deed as corrected by Deed of Correction of record in Instrument Number 20181219-0123161, in the Register's Office for Davidson County, Tennessee.

**Lorie Annette Wilson having since died on 11/22/2018, thus title to the property has vested unto James Jeffrey Wilson as surviving tenant by the entirety.

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This is ☐ improved or ☒ unimproved property located at: **7258 Indian Creek Road, Nashville, TN 37209.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 27 day of December, 2018.

GRANTOR:

James Jeffrey Wilson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Jeffrey Wilson, the within named bargainor(s), with whom I am personally acquainted (or proved to me 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 seal at office this 27 day of December, 2018.

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Notary Public
My Commission expires: 9-20-21

201812310125945

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

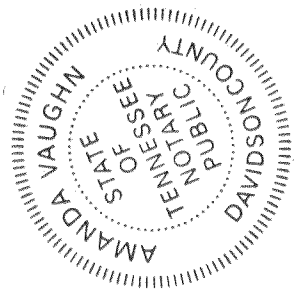
Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature



My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)