Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV18-1283

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of December, 2018

Notary Public

Commission Expires: 11-21-22

Kayla R. Johnson STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Karen Y Johnson Davidson County
Batch# 180570 DEEDWARR
01/04/2019 10:48:46 AM 2 pgs
Fees: $13.00 Taxes: $573.50
20190104-0001064

Address of New Owner	Send Tax Bills To:	Map & Parcel
Marco L. Rodas 3525 Shady Side Drive Whites Creek, TN 37189	Gardner Financial Services, LTD, dba Legacy Mutual Mortgage, 3503 Paesanos Parkway San Antonio, TX 78231	049-15-0-037.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Howard K. Wilks, Jr. devisee of the Estate of Howard K. Wilks, Sr.

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marco L. Rodas, a single man

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 Lot No. 29 on the Plat of Deer Meadows, Phase II, of record in Book 6250, Page 280, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Howard K. Wilks by Quitclaim Deed from Pauline M. Wilks, dated 8/3/90 and recorded 8/6/90 in Book 8169, Page 68; and the same property previously conveyed to Howard K. Wilks and wife, Pauline M. Wilks by Warranty Deed from Freetech Building Corporation, dated 7/14/88 and recorded 7/19/88 in Book 7603, Page 40, Register's Office for Davidson County, Tennessee. Howard K. Wilks, Sr. having since died 8/28/18, devising subject property to Howard K. Wilks, Jr., per Last Will and Testament filed for record in Docket No. 18P-1561, Circuit Court, Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3525 Shady Side Drive, Whites Creek, TN 37189

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of December, 2018.

Howard K. Wilks, Jr., devisee

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Howard K. Wilks, Jr., devisee of the Estate of Howard K. Wilks, Sr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 31st day of December, 2018.

Notary Public
My Commission Expires: 9-22-20

(Notary Seal)

