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This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Suite 6**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**
File Number:	**WWD-3563**

Karen Y Johnson Davidson County
Batch# 181474 **DEEDWARR**
01/08/2019 11:13:27 AM 2 pgs
Fees: $13.00 Taxes: $897.25

20190108-0001986

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Randolph W. Wilkes and Joan E. Wilkes, husband and wife,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Becky Black, Unmarried Woman,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Being Lot No. 372 on the plan of Final Plat for Cluster-Lot Subdivision, Old Hickory Hills, Phase Three, Section One, as the same appears of record in Instrument Number 20060420-0045296, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Randolph W. Wilkes and Joan E. Wilkes, husband and wife, by Warranty Deed from Gretchen L. Gunter, a single person, dated 12/05/2017 and filed for record on 12/11/2017 in Instrument Number 20171211-0125886, Register's Office for Davidson County, Tennessee.

This is improved property also known as 8840 Cressent Glen Court, Antioch, Tennessee, 37013.

Map and Parcel: 182060A30700CO

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 3rd day of January, 2019.

Randolph W. Wilkes -Grantor

Joan E. Wilkes -Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Randolph W. Wilkes and Joan E. Wilkes, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 3rd day of January, 2019.

NOTARY PUBLIC

(SEAL)

My Commission Expires:
12/19/2020

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$242,500.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this **4TH** day of January, 2019.

Affiant

NOTARY PUBLIC

(SEAL)

My commission expires:

Grantee(s) Name, Address:	Send Tax Statement To:
Becky Black	SWBC
8840 Cressent Glen Court	9311 San Pedro #100
Antioch, TN 37013	San Antonio TX 78216