Karen Y Johnson Davidson County
Batch# 182380 DEEDWARR
01/10/2019 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,045.25
20190110-0002706

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Kayla Moore
2101 Paula Drive
Madison, TN 37115

MORTGAGEE
AmeriSave Mortgage Corporation
3525 Piedmont Rd., NE
8 Piedmont Center, Suite 600
Atlanta, GA 30305

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
034-03-0-055.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **Darryl D. Wilson and Donna M. Wilson,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kayla Moore,** 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. 145 on the plan of Shepherd Hills Subdivision, Section III, of record in Book 2900, Page 56, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Darryl D. Wilson and wife, Donna M. Wilson by deed from Arthur J. Wimberly and wife, Peggy A. Wimberly, dated September 2, 1994, of record in Book 9456, Page 545, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 2997, Page 69; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 2900, Page 56, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the grantee.

This is improved property known as **2101 Paula Drive Madison, TN 37115.**

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. 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 8th day of January, 2019.

Darryl D. Wilson

Donna M. Wilson

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Darryl D. Wilson and Donna M. Wilson, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of January, 2019.

NOTARY PUBLIC

My Commission Expires: GREGG W. CLARKE NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES DECEMBER 12, 2020 WILSON COUNTY

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $282,500.00.

AFFIANT

Subscribed and sworn to before me this 8th day of January, 2019.

NOTARY PUBLIC

My Commission Expires: 3/3/2020 Sondra Brown State of Tennessee Notary Public Davidson County

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY