Karen Johnson Davidson County
Batch# 189842 DEEDWARR
01/30/2019 11:44:55 AM 2 pgs
Fees: $13.00 Taxes: $1,008.25
20190130-0008899

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $272,500.00.

Melody Dawn Shiffer
Affiant

Subscribed and sworn to before me, this 25th day of January, 2019.

Michelle W Locke
Notary Public

My commission expires: 9/29/21

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
415 Main Street, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Silvia Wilson	Redfin Mtg.	086-14-0B-052.00-CO
3125 Lake Dr	5830 Granite Pkwy #100-202	
Hermitage, TN 37076	Plano TX 75024	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Melody Dawn Shiffer and Anthony Shiffer, wife and husband

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Silvia Wilson, an unmarried person

(hereinafter called the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 128 on the Revised Final Plat, Fleetwood Subdivision, Phase One of record in Book 6900, Pages 465 and 466, 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 the same property conveyed to Seth Morton and Emily Witzleben by Warranty Deed from Kirsten Wines fka Kirsten Wangsness and husband, Todd Wines of record in Instrument No. 20090630-0060615, Register's Office for Davidson County, Tennessee, dated June 26, 2009 and recorded on June 30, 2009.

Being the same property conveyed to Melody Dawn Shiffer and Anthony Shiffer, wife and husband by Warranty Deed from Seth Morton and Emily Witzleben now known as Emily Morton, husband and wife of record in Instrument No. 20170616-0060787, Register's Office for Davidson County, Tennessee, dated June 15, 2017 and recorded on June 16, 2017.

This is **improved** property known as **3125 Lake Dr., Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

GRANTORS COVENANT with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 25th day of January, 2019.

Melody Dawn Shiffer

Anthony Shiffer by Melody Dawn Shiffer
his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Melody Dawn Shiffer, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 25th day of January, 2019.

Notary Public
My Commission Expires: 9/29/21

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WIILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Melody Dawn Shiffer** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of **Anthony Shiffer** for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for **Anthony Shiffer,** and is authorized by him to execute this instrument on his behalf.

This the 25th day of January, 2019.

Notary Public
My Commission Expires: 9/29/21

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

The signature of Anthony Shiffer is signed by his appointed Attorney-in-fact Melody Dawn Shiffer, pursuant to the Power of Attorney recorded in Ins # 20190130-0008898, Register's Office for Davidson County, Tennessee.

SolomonParks File No. 19-000003-525