Karen Johnson Davidson County
Batch# 209962 DEEDWARR
03/26/2019 10:32:30 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20190326-0027187

WARRANTY DEED

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $225,000.00.

Affiant

Subscribed and sworn to before me this 25 day of March, 2019

Notary Public
My Commission expires: 5-30-21
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Amy S. Deaderick	Geneva Financial, LLC	119-06-0-134.00
70 Peachtree Street	3155 South Price Rd	
Nashville, TN 37210	Ste. 195 Chandler, AZ 85248	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Magdalena Wilkerson, a single woman,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Amy S. Deaderick, a single woman,** her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 115 on the Plan of Sterling Heights, Section Five, of record in Plat Book 1835, Page 37, Register's Office for said County, to which reference is hereby made for a more complete description of said lot. Being further described as follows:

Beginning at a point in the north margin of Peachtree Street at the southwest corner of Lot 114, shown on said Sterling Heights Plan; thence with the west line of Lot 114 northerly 160 feet to a point; thence westerly 75 feet to a point; thence southerly 160 feet to the north margin of Peachtree Street; thence with the margin of the same easterly 75 feet to the point of beginning.

Being the same property conveyed to Magdalena Wilkerson from Janice A. Watson by Warranty Deed on June 27, 2008, of record in Instrument Number 20080701-0067616, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 1835, Page 37, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4168, Page 805, Register's Office for Davidson County, Tennessee.

This is improved property known as: **70 Peachtree Street, Nashville, TN 37210**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 25, 2019.

Magdalena Wilkerson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Magdalena Wilkerson** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 25, 2019

My commission expires 8/1/22

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, do hereby 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 is a true and correct copy of the original document executed and authenticated according to law.

Signature - Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021