Karen Johnson Davidson County
Batch# 210500 DEEDWARR
03/27/2019 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $850.63
20190327-0027717

WARRANTY DEED

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: OCT 2 0 2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Randall A. Wilcox	New Owner	07507006000
(NAME)	(NAME)	
613 Des Moines Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Vicki Summers and Robert A. Lindsey, both unmarried** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Randall A. Wilcox and Kristin H. Wilcox, husband and wife**, hereinafter called the GRANTEE(S), his/her/their 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. 51 on the Plan of Tulip Grove, Section 2, as of record in Book 3700, Page 122, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the Same property conveyed to Edward L. Revell and wife, Mavis Revell by Deed from Dave H. Nichols and wife, Sharon G. Nicholas, dated June 27, 1973 and recorded June 29, 1973 of record in Book 4723, Page 706; The said Edward L. Revell died on September 01, 2000, leaving the said Mavis Revell the sole surviving tenant by the entirety; and further being the same property conveyed to Vicki Summers and Robert A. Lindsey by Quitclaim Deed Deed from Mavis Revell, dated October 6, 2015 and recorded October 16, 2015 of record in Instrument No. 20151016-0105755, Register's Office for Davidson County, Tennessee.

This conveyance4 is subject to the following: Taxes for the year 2019 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 3700, Page 122, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, restrictions and easements, if any, recorded as Book 4134, Page 51, Register's Office for Davidson County, Tennessee,

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 613 Des Moines Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 25th day of March, 2019.

Vicki Summers

Robert A. Lindsey

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vicki Summers and Robert A. Lindsey, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 25th day of March, 2019.

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

201903270027717

True Copy Certification

I, KRISTEN TRAINI, 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

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

