Return To: 19-2185
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

Karen Johnson Davidson County
Batch# 224799 DEEDWARR
05/02/2019 11:08:13 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20190502-0040841

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: 6-6-20

State of Tennessee
County of ~~Sumner~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$340,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Randall D. Wilkins Tracy D. Wilkins	Citizens Bank	087-02-0A-023.00
(NAME)	(NAME)	
328 Landings Way	One Citizens Plaza	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Providence RI 02903	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Robert H. Kornmann Jr. and Jean A. Kornmann, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Randall D. Wilkins and Tracy D. Wilkins, husband and wife,** 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. 49, on the plan of Cobblestone Landing, Phase I, as shown on plat of record in Instrument Number 20050822-0099471, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Robert H. Kornmann, Jr. and Jean A. Kornmann, husband and wife, by Warranty Deed from Drees Premier Homes, Inc., an Ohio corporation, dated 7/12/07 and recorded 7/16/07 in Instrument Number 20070716-0084141, Register's Office for Davidson County, Tennessee.

Subject to the 2019 taxes which have been prorated between the Grantor and the Grantee. All future taxes will be assumed by the Grantee herein.

Subject to Declaration of Covenants, Conditions and Restrictions and Easements and By-Laws of record in Instrument Number 20050827-0103476; amended in Instrument Number 20150409-0031383, Instrument Number 20160413-0035478 and Instrument Number 20160413-0035479; Amended By-Laws of record in Instrument Number 20160413-0035480; said Register's Office.

Assignment of Declarant Rights of record in Instrument Numbers 20101005-0079535 and 20101029-0086759, said Register's Office.

Storm Water Detention Agreement of record in Instrument Number 20031106-0163210, said Register's Office.

Subject to any and all existing easements and all other matters shown on plat of record in Instrument Number 20050822-0099471, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 328 Landings Way, Mt. Juliet, TN 37122

(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 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 my/our hands this 25th day of April, 2019.

Robert H. Kornmann Jr.

Jean A. Kornmann

State of Tennessee
County of Sumner

Personally appeared before me Robert H. Kornmann Jr. and Jean A. Kornmann, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of April, 2019.

Notary Public
My Commission Expires: _____

File No.: 20191939

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019