Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT1907002272

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
2019-639

Karen Johnson Davidson County
Batch# 260529 DEEDWARR
07/23/2019 09:06:27 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20190723-0071946

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED TWENTY THOUSAND AND 00/100 DOLLARS ($320,000.00) cash in hand paid, the receipt of which is hereby acknowledged, JAMES M. WILSON, ("the Grantor"), have this day bargained and sold, and by these presents do transfer and convey unto KEITH MELLON AND SANDRA SKEBA, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, their successors, heirs and assigns, ("the Grantees "), a certain tract or parcel of land as follows:

Being in the 9th Civil District of said County, being shown as Lot 2 on the Plan of the C. H. Weil Property, not of record, and described according to a survey by Jack R. Underwood, dated November, 1966, as follows:

Beginning at an iron pin in the West margin of Old Charlotte Road, the common front comer of Lots 1 and 2; thence with the line between said lots, South 81 degrees West 325 feet to an iron pin; thence North 3 degrees 45 minutes East 489 feet to an iron pin; thence with the line between Lots 2 and 3, South 65 degrees East 382 feet to an iron pin in the margin of Old Charlotte Road; thence with the margin of the same, South 285 feet, more or less to the point of beginning, containing 3 acres, more or less.

Being the same property conveyed to James M. Wilson by Deed dated August 1, 2011 from Jamie Lee Hatmaker, Lu Jan Hatmaker,, Rebecca Jean Hatmaker, (now known as Rebecca Jean Teichmer), and Jamie Lee Hatmaker, Trustee of the Mary Beth Hatmaker Stevens Trust, recorded August 3, 2011, in Instrument Number 20110803-0059816, in the Official Records of Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Subject to the right-of-way of Old Charlotte Pike.

2 . Restrictions and reservations of record in Book 4906, Page 792, in Register's Office of Davidson County, Tennessee.

3. Subject to the rights of others, if any, and to a pond located on subject property.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the said Grantees, and the Grantees' successors, heirs and assigns, forever. And Grantor covenant with the said Grantees, that Grantor is lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2019 and as otherwise set forth herein. And Grantor further covenant and bind Grantor's successors, heirs and assigns, to warrant and forever defend the title to said land to the said Grantees' successors, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor have caused this Warranty Deed to be executed on the 19th day of July, 2019.

James M. Wilson
JAMES M. WILSON

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me personally appeared JAMES M. WILSON, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

WITNESS MY HAND and official seal at office in said County this 19th day of July, 2019.

JOYL BAKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON Comm. Exp. Oct. 21, 2019

Joyl Baker
NOTARY PUBLIC

My commission expires:_____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $320,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

JOYL BAKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON Comm. Exp. Oct. 21, 2019

Paula Rife
AFFIANT

Sworn to and subscribed before me this 19th day of July, 2019.

Joyl Baker
NOTARY PUBLIC

My commission expires:_____

****

Map & Parcel No: 112-00-0-110

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO:
KEITH MELLON and SANDRA SKEBA
8956 Old Charlotte Pike
Pegram, Tn. 37143