Karen Johnson Davidson County
Batch# 260548 DEEDWARR
07/23/2019 09:20:40 AM 2 pgs
Fees: $13.00 Taxes: $647.13
20190723-0071974

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV19-0255

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00

Affiant

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19 day of July, 2019

Notary Public

Commission Expires: 9-6-22

PREPARED BY:
BANKERS TITLE & ESCROW CORP
3310 WEST E

RETURN

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Lynne Wilkinson and Gary Wilkinson<br>440 Janette Ave.<br>Goodlettsville, TN 37172 | New Owner | 033-12-0-114.00 |

## WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**William Finegan, unmarried**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Lynne Wilkinson and Gary Wilkinson, wife and husband**

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. 16 on the Plan of Gateway, Section 1 of record in Book 3300, Pages 39 and 40, 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 William Finegan and Tracy Finegan, husband and wife by Warranty Deed from Sheila D. Rainey, unmarried of record in Instrument No. 20160428-0041671, Register's Office for Davidson County, Tennessee, dated April 25, 2016 and recorded on April 28, 2016. (Value of consideration shown in aforementioned deed $114,900.00.)

Being the same property conveyed to William Finegan by Quitclaim Deed from Tracy Finegan of record in Instrument No. 20180830-0086303, Register's Office for Davidson County, Tennessee, dated December 21, 2017 and recorded on August 30, 2018. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 440 Janette Avenue, Goodlettsville, Tennessee 37072.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 440 Janette Avenue, Goodlettsville, TN 37072

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 19th day of July, 2019.

William Finegan

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William Finegan** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 19th day of July, 2019



(Notary Seal)

Kim Gillespie
Notary Public
My Commission Expires: 9.22.20