Karen Johnson Davidson County
Batch# 282408 DEEDWARR
09/09/2019 08:48:34 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190909-0090527

RECORD AND RETURN TO:
Dysart Taylor Cotter McMonigle & Montemore, P.C.
4420 Madison Ave, Ste. 200
Kansas City, MO 64111

WARRANTY DEED

STATE OF MISSOURI
COUNTY OF Platte
THE ACTUAL CONSIDERATION OR VALUE
WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

Affiant Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this 23 day of August, 2019.

BAILEY McKAY
Notary Public - Notary Seal
STATE OF MISSOURI
Platte County
My Commission Expires: Sept. 13, 2021
Commission # 17343926

Bailey McKay
Notary Public

MY COMMISSION EXPIRES: 09/13/2021

THIS INSTRUMENT WAS PREPARED BY DYSART TAYLOR COTTER McMONIGLE & MONTEMORE, P.C.
4420 MADISON AVE. STE. 200, KANSAS CITY, MO 64111

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Robert D. Wilson and Teresa A. Wilson, Co-Trustees	**Guaranty Trust Co.**	**073-05-0-184.00**
5965 North Saline Ave.	**316 Robert Rose Dr.**	
Kansas City, MO	**Murfreesboro, TN**	
64151	**37125**	

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, WE,

Robert David Wilson and Teresa Ann Wilson, Husband and Wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert D. Wilson and Teresa A. Wilson, as Co-Trustees of the Robert D. Wilson and Teresa A. Wilson Co-Grantor Trust Agreement, dated August 9, 2002 as amended and restated

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TERNNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 18 on the Map of Riverwood Terrace, of record in Book 1835, Page 134, Register's Officer for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

SAID Lot No. 18 from 85.49 feet on the northwesterly side of Cooper Lane and runs back between lines 122.6 feet on the southwesterly line and 180.8 feet on the northeasterly line, to a dead line in the rear, which is a broken line, measuring 116.4 feet thereon.

BEING the same property conveyed to Robert David Wilson and Teresa Ann Wilson, Husband and Wife, by Warranty Deed from Martha Hutchinson, a single woman, dated 09/09/2016 and recorded 09/12/2016 in

Instrument Number 20160912-0095601, Register's Office for Davidson County, Tennessee. Robert David Wilson and Teresa Ann Wilson are husband and wife.

This property is a residence of Robert David Wilson and Teresa Ann Wilson, as Husband and Wife and is being transferred to their Joint Revocable Trust under T.C.A. 35-15-602.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) all visible easements; 5) all matters appearing on the plan of record; and 6) all applicable government and zoning regulations.

This improved (X) property known as **2705 Cooper Lane, Nashville, TN 37206**
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns forever, and we do covenant with the said GRANTEE 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, its heirs and assigns, against the lawful claims of all persons whosoever. 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 23rd day of August, 2019.

Robert David Wilson

Teresa Ann Wilson

Teresa Ann Wilson

STATE OF MISSOURI)
) SS
COUNTY OF Platte)

On the 23 day of August, 2019, before me personally appeared Robert David Wilson and Teresa Ann Wilson, husband and wife, to me known to be the persons who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal at Kansas City, Missouri, this 23 day of August, 2019.

Commission Expires: 09/13/2021

Bailey McKay
Notary Public

BAILEY McKAY
Notary Public - Notary Seal
STATE OF MISSOURI
Platte County
My Commission Expires: Sept. 13, 2021
Commission # 17343926