THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 316610 DEEDWARR
11/18/2019 09:20:52 AM 2 pgs
Fees: $13.00 Taxes: $1,868.50

20191118-0118386

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 505,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF November 2019

Notary Public

MY COMMISSION EXPIRES: 3/28/22

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George B. Wilson		
3016 Lakeshore Drive	New Owner	053-12-0-180.00
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Henry Marx, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **George B. Wilson and Kim R. Wilson, 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:

Being part of Lot No. 3 of Section 2 of the Life & Casualty Company' s Subdivision of the Dabbs & Elliott property, as or record in Book 843, Page 56, Register' s Office for Davidson County, Tennessee, described according to a survey made by James A. Hamilton, Jr., Surveyor, October 7, 1963, as follows:

Beginning at a point in the center line of Lakeshore Drive, formerly Pitts Avenue, at the common corner of Lots 2 and 3 on said Plan; thence with the line between said lots South 41 Degrees, 31 East, 200 feet to a point; thence Southeasterly parallel to the centerline of said Drive 200 feet to a point; thence North 41 Degrees, East 123 feet, more or less, to a point in the boundary line of the property conveyed to US. Government by deed of record in Book 2141, Page 446; thence along said Government boundary line as follows: North 6 Degrees, 30 West, 62 feet, more or less; North 43 Degrees, West 81 feet, more or less; North 18 Degrees, East 30 feet, more or less, to a point in the centerline of Lakeshore Drive; thence with the center of the same, North 48 Degrees, 19 West, 62 feet, more or less, to the beginning.

Being the same property conveyed to Gregory K. Cole and Janet Marie Cole, husband and wife by Warranty deed from Janet L. Curtis, Trustee of the Janet L. Curtis Revocable Living Trust Agreement dated 08/16/2004 of record in Instrument No. 20080317-0026537 Register's Office for Davidson County, Tennessee, dated March 14, 2008 and recorded on March 17, 2008 and Scriveners Affidavit recorded in the Instrument No. 20080324-0028790.

Being the same property conveyed to Henry Marx, a single man by Warranty deed from Gregory K. Cole and Janet Marie Cole, husband and wife of record in Instrument No. 20181023-0104835 Register's Office for Davidson County, Tennessee, dated October 22, 2018 and recorded on October 23, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **3016 Lakeshore Drive, Old Hickory, TN 37138.**

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 our hands this the 15th day of November, 2019.

Henry Marx by Trayce Rush, Attorney in fact

Henry Marx by Trayce Rush, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Trayce Rush** 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 on behalf of **Henry Marx**, as his Attorney in Fact, as the free act and deed of the within named **Henry Marx**.

Witness my hand and official seal this the 15th day of November, 2019.

My Commission expires 10-2-23

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY