Karen Johnson Davidson County
Batch# 342574 DEEDWARR
01/13/2020 01:21:30 PM 4 pgs
Fees: $23.00 Taxes: $925.00
20200113-0004504

# WARRANTY DEED

KAREN MIEHE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 9-20-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 day of December, 2019.

Notary Public

MY COMMISSION EXPIRES: 9/20/21

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| TRANS AM SFE II, LLC | TRANS AM SFE II, LLC | |
| (NAME) | (NAME) | |
| 1425 Aaronwood Drive | 5001 Plaza on the Lake, #200 | 063160B14400CO |
| (ADDRESS) | (ADDRESS) | |
| Old Hickory, TN 37138 | Austin, TX 78746 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **We Erin Wilder and Charles Wilder III, Husband and Wife** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **TRANS AM SFE II, LLC**, hereinafter called the GRANTEE(S), his/her/their 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. 226, on the plan of Hampton Park (formerly Chitwood Downs, A Planned Unit Development), as shown on plat of record in Book 6900, Page 550, 551, and 552, as corrected by Certificate of Correction in Book 7642, Page 445, and Amendment to Change Name in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Erin Wilder by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association dated 01/28/2015 and recorded 03/30/2015, of record in Instrument 201503300027144, Register's Office for Davidson County, Tennessee.

Subject to any and all matters of record in Book 6900, page 550-552, Certificate of Correction of record in Book 7462, page 445, and Amendment to Change Name of record in Book 8181, page 112; all in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 7351, Page 852, and amended recorded in Book 7451, Page 739, Book 8336, Page 393, in the Register's Office for Davidson. Easement including terms and conditions thereof as recorded in Book 7460, Page 930, Register's Office for Davidson County, Tennessee. Waterline Easement of record in Book 8007, page 235 and Book 7489, page 515, Register's Office for Davidson County, Tennessee. Easement including terms and conditions thereof as recorded in Book 8657, Page 179, Register's Office for Davidson County, Tennessee. Ingress/Egress Easement of record in Book 8739, page 991 and Instrument No. 20001002-0096889, Register's Office for Davidson County, Tennessee. Sanitary Sewer Easement and/or Storm Drainage Easement including terms and conditions thereof as recorded in Book 11030, Page 740, Register's Office for Davidson County, Tennessee. Easement including terms and conditions thereof as recorded in Book 11030, Page 785, Register's Office for Davidson County, Tennessee. Charter of record in Book 7431, Page 204, Book 8517, page 762, and in Book 8833, page 216,

Register's Office for Davidson County, Tennessee. Quitclaim Deed to Hampton Park Homeowners Association of record in Book 8207, Page 276, and record in Book 8951, Page 797, Register's Office for Davidson County, Tennessee. Easement in Deed Book 2247, Page 75, Deed Book 110, Page 743, Deed Book 8100, Page 401 and Deed Book 6900, Page 405 in Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions..

unimproved ☐

This is improved ☒ 1425 Aaronwood Drive, Old Hickory, TN 37138

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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(S), his/her/their 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.

Effective the 30th day Of December, 2019.

Erin Wilder

Erin Wilder

Charles Wilder III by Erin Wilder his atty in fact

Charles Wilder, III by Erin Wilder his atty in fact

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Erin Wilder, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of December, 2019 .

Tracey Trumphour

Notary Public:
My Commission Expires: 3.17.21

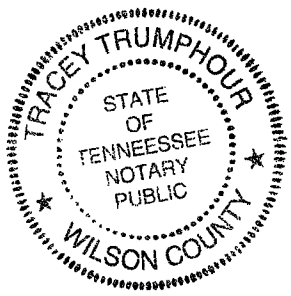
TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Wilson

On this 30th day of December, 2019 , before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Erin Wilder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Charles Wilder III, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. 202001130004503, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 30th day Of December, 2019 .

Notary Public:
My Commission Expires: 3.17.21




**RETURN TO:**
**Stewart Title Company Tennessee Division**
**13026 Lebanon Road, Ste 100**
**Mount Juliet, TN 37122**

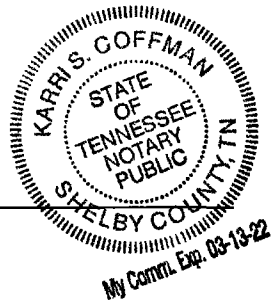
I, Stevie Friesth, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of TENNESSEE

County of SHELBY

Personally appeared before me, Karri S. Coffman, a notary public for this county and state, Stevie Friesth, who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

Notary's Signature




MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)