This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

File #

Karen Johnson Davidson County
Batch# 349301 DEEDWARR
01/28/2020 09:04:43 AM 2 pgs
Fees: $13.00 Taxes: $444.00

20200128-0009928

NEW OWNER:
Linda Wagner
1814 Woodland Pointe Dr
Nashville TN 37214

SEND TAX BILL TO:
New Owner

MAP & PARCEL:
65-13-32.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Timothy Wilson, unmarried,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey Linda Wagner, unmarried, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the plan of Section 1, Sherwood Forest, of record in Book 4175, page 153, Register's Office for Davidson County, Tennessee.
Said Lot No. 23 fronts 78 feet on the easterly margin of Big Horn Drive and extends back 237 feet on the northerly line and 225 feet on the southerly line to a dead line in the rear, measuring 64.8 feet thereon.

Being the same property conveyed to Timothy Wilson, unmarried, by Warranty Deed from William Rhea Reasonover and wife, Kimberly S. Reasonover, dated 4/23/1998 and recorded 4/27/1998, of record in Book 10901, page 751, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2019 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, his heirs and assigns, forever;

AND **Timothy Wilson, unmarried,** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Timothy Wilson, unmarried,** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: 4829 Big Horn Dr., Old Hickory, TN 37138

Executed on this 17th day of January 2020.

Timothy Wilson

Timothy Wilson

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned Notary Public of said County and State, Timothy Wilson, unmarried, 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 this 17th day of January 2020.

Notary Public

My Commission Expires: 1/23/23

EDWARD B. BALDWIN, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Affiant

Sworn to and subscribed to me, the undersigned, 17th day of January 2020.

Notary Public

My Commission Expires: 1/23/23

EDWARD B. BALDWIN, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON