WARRANTY DEED

Karen Johnson Davidson County
Batch# 370627 DEEDWARR
03/11/2020 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $758.50
20200311-0027107

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MARCH, 2020.

_____
Notary Public

MY COMMISSION EXPIRES: 8/1/23
(AFFIX SEAL)

ANDREW H. MALONEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 2818 Bransford Avenue, Nashville, TN 37204

File No.: TN-2020-5143-AM

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
George E. Stevens	SAME	
(NAME)	(NAME)	
9004 Clovercroft Preserve Drive		084-14-0-118.00
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Five Thousand And No/100 Dollars ($205,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **BRITTNEY R. WILKERSON, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GEORGE E. STEVENS AND THOMAS B. KECK**, HEREINAFTER CALLED THE GRANTEES, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 101, on the Plan of Walnut Grove of record in Plat Book 2133, page 87, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brittney R. Wilkerson, a single woman by Warranty Deed from Melissa Tate and Trey Tate, of record in Instrument Number 20160614-0060016, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 227 Amherst Drive, Nashville, TN 37214
(House No.) (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 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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness on this 27 day of February, 2020

Brittney R. Wilkerson

STATE OF Tennessee
COUNTY OF Davidson

On this 27 day of February, 2020, before me personally appeared Brittney R. Wilkerson, a married woman to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal atDavidson County, Tennessee this 27 day of February, 2020

Commission Expires: July 5, 2021

Lucy M. Grimes
Notary Public

LUCY M GRIMES
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 5, 2021
COUNTY OF DAVIDSON

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Laura Jane Shoun, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 2/14/2020

