WARRANTY DEED

Karen Johnson Davidson County
Batch# 454674 DEEDWARR
08/12/2020 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $553.15
20200812-0089607

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF AUGUST, 2020.

ZITLALI MEJIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Green Hills , 30 Burton Hills Blvd, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ace Homes TN, LLC	William Ira Wood IV	Parcel ID: 023 00 0 016.00
(NAME)	(NAME)	
706 29th Avenue N	1113 Murfreesboro Road, Ste. 106 #336	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Mark Wilson and Sonja Lee Wilson, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ace Homes TN, LLC and Felipe Mejia**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Beginning at a stake with beech pointers, the northwest corner of a tract of land containing 6 1/2 acres (which is the westerly part of this tract) conveyed to A. J. Paradise by deed from Miss Sue Loomey of record in Book 533, page 698, Register's Office for said County; thence North 85 deg. East 25.4 poles to a point in the center of a creek at the northeast corner of a tract of land containing 102 poles (which is the easterly part of this tract) conveyed to A. J. Paradise by deed from L.B. Caldwell and wife, of record in Book 587, page 234, said Register's Office; thence South 18 deg. East with the center of said creek, 3 poles to the center of said creek and Crocker Springs Road or Whites Creek Springs Road; thence South 3 deg. West, with the center of said road, 16 poles to a point in the center of said road; thence South 6 deg. West 13 poles and 12 links to a stone on the westerly side of said road; thence South 30 deg. West 40 poles to a sugar tree stump, the extreme southern corner of said 6 1/2 acre tract of land; thence North 2 deg. West 60 poles to the beginning.

INCLUDED in the above description but specifically excluded from this conveyance is a certain tract or parcel of

land conveyed to James E. Berlin and wife, Evelyn Berlin by deed dated August 14, 1954 and filed for record in Book 2294, page 236, Register's Office for Davidson County, Tennessee, said property being more specifically and particularly described as follows, to wit:

Situated in the 10th Civil District of Davidson County, beginning at a point in the center of Crocker Springs Road in Joe E. Edwards East line; thence South 6 deg. West 262 feet to a point; thence South 40 deg. 40' West 660 feet to a point; thence in a northerly direction with Joe Edwards west line 672 feet to a point in Joe Edwards west line; thence South 88 deg. East 442 feet to the beginning, according to a survey of John M. Sullivan, County Surveyor, (not dated).

EXCLUDED property in Davidson County, Tennessee, described as follows to wit:

Beginning at the Northeast Corner of the Property described in Deed Book 1258, Page 188, in the center of the creek; thence South 18 Degrees East 49.5 feet to a point in the center of Crocker Springs Road to the point of intersection with Northerly Boundary line 30 feet to the point of beginning.

Being the same property conveyed to Mark Wilson and wife, Sonja Lee Wilson, by Warranty Deed from Kenneth R. Wilson, dated November 20, 2014 and recorded November 25, 2014 in Instrument Number 20141125-0108484, Register's Office for Davidson County, Tennessee.
Deborah Faye Wilson, wife of Kenneth R. Wilson, joined in this conveyance and transfered all her marital interest to Mark Wilson and wife, Sonja Lee Wilson.

Mark Wilson and Kenneth Mark Wilson are one and the same person.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2323 Crocker Springs Road, Goodlettsville, TN 37072

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 7 day of August, 2020

Mark Wilson

Sonja Lee Wilson

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Mark Wilson and Sonja Lee Wilson, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of August, 2020.

Notary Public

My Commission Expires: 11/08/2022

(SEAL)

ZITLALI MEJIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY