Karen Johnson Davidson County
Batch# 467099 **DEEDWARR**
08/31/2020 11:57:22 AM 2 pgs
Fees: $13.00 Taxes: $462.50

20200831-0098505

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$125,000.00** (One Hundred Twenty Five Thousand).

AFFIANT

Subscribed to and sworn before me this 27th day of August, 2020.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires SEPT 7, 2020

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Jim A. McGill, Jr. and Tommy Eron Wilemon 120 East Due West Avenue Madison, TN 37115	SWBC Mortgage Corp. 9311 San Pedro #100 San Antonio, TX 78216	05108015900

WARRANTY DEED

FOR AND IN 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, I/WE, **CHARLES TRENT, AN UNMARRIED MAN** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JIM A. MCGILL, JR. AND TOMMY ERON WILEMON, SPOUSES MARRIED TO EACH OTHER** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND 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. 11 on the Map of Section One, Morningside Heights, of record in Book 1130, Page 76, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Said Lot No. 11 fronts 75 feet on the south side of Due West Avenue and runs back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to Charles Trent, married, by deed from Leah M. Bastin, unmarried, of record in Instrument No. 20020828-0103803, dated August 19, 2002 and recorded August 28, 2002, Register's Office for Davidson County, Tennessee. And further conveyed to Charles P. Trent by deed from Kathleen Trent of record in Instrument No. 20030613-0082009, dated May 7, 2003 and recorded May 13, 2003, Register's Office for Davidson County, Tennessee.

Being also known as 120 East Due West Avenue, Madison, Tennessee 37115.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **120 EAST DUE WEST AVENUE** **MADISON, TN 37115**

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), their heirs and 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), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2020085760

WITNESS, this 27th day of August, 2020

X Charles P. Trent

Charles Trent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 27th day of August, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Charles Trent** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 27th day of August, 2020.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 7, 2021

LTSR Number:

GTE File: 2020085760