Karen Johnson Davidson County
Batch# 592814 DEEDWARR
03/16/2021 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20210316-0034939

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#9780-129A

ADDRESS NEW OWNER:
Brooks Tyler Webb
2412 Vale Lane
Nashville, TN 37214

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Regions Bank d/b/a Regions Mortgage
P.O. Box 200401
Florence, SC 29502-0401

Parcel ID:
073-12-0-085

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lonnie H. Wilkey and wife, Joyce D. Wilkey,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Brooks Tyler Webb, an unmarried man and Kayla Joan Whatley, an unmarried woman, as joint tenants with right of survivorship**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 129 on the Plan of the Revision of Section 1 in Sunset View, as of record in Book 2663, pages 27 and 28, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 129 fronts 105 feet on the northerly side of Vale Lane and runs back 249.5 feet on the westerly line and 255.1 feet on the easterly line to a dead line, measuring 98.5 feet thereon.
>
> Being the same property conveyed to Lonnie H. Wilkey and wife, Joyce D. Wilkey by Deed dated April 25, 1986 from John G. Shackleford and wife, Norma J. Shackleford, of record in Book 6841, Page 768, Register's Office for Davidson County, Tennessee.

This is improved property known as 2412 Vale Lane, Nashville, TN 37214. Possession is to be given on March 12, 2021.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

WITNESS our hands this the 12th day of March, 2021.

Lonnie H. Wilkey

Joyce D. Wilkey

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Lonnie H. Wilkey and wife, Joyce D. Wilkey,** the bargainors, 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 and official seal at office this 12th day of March, 2021.

NOTARY PUBLIC

DAVID LEE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 6/6/21

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$300,000.00**.

AFFIANT

Subscribed and sworn to before me on this 12th day of March, 2021.

NOTARY PUBLIC

My Commission Expires: 9-2-2024

JULIE BAILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024

True Copy Certification

I, **Angie Lawless**, 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, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022