Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-FC-21-118

THIS INSTRUMENT WAS PREPARED BY and ~~PLEASE RETURN TO:~~

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 696540 **DEEDWARR**
08/12/2021 03:51:02 PM 2 pgs
Fees: $13.00 Taxes: $2,812.00

20210812-0109218

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
James Dean Wilkinson 118 Postwood Place Nashville, TN 37205	Owner	103-15-0A-018-00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Kimberly Dawn Vincent, an unmarried person**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **James Dean Wilkinson, an unmarried man**, hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 18, on the Plan of Revised Postwood, of record in Book 5200, Page 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot. and amended in Instrument No. 20140606-0049512

Being the same property conveyed to Kimberly Dawn Vincent, an unmarried person, by Warranty Deed from Herbert W. Lindahl and wife, Bonnie Chen Lindahl, of record on December 12, 2001, at Instrument No. 20011212-0137284, Davidson County Register of Deeds.

This property commonly known as 118 Postwood Place, Nashville, TN 37205.
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 my hand, this 5th **day of August, 2021**:

Kimberly Dawn Vincent
Kimberly Dawn Vincent

IVA D MASSEY
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
MY COMMISSION EXPIRES OCTOBER 07, 2024

STATE OF TENNESSEE

COUNTY OF ~~WILLIAMSON~~ SEVIER IDN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kimberly Dawn Vincent,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 5th day of August, 2021:

Iva D Massey
Notary Public

My Commission Expires: 10/07/2024

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$760,000.00**:

Brian Mitchell
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 5th DAY OFAugust, 2021:

Dawn Martin
Notary Public

My Commission Expires: 10/2/23

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY