Karen Johnson Davidson County
Batch# 812228 DEEDWARR
02/28/2022 10:12:02 AM 2 pgs
Fees: $13.00 Taxes: $592.37
20220228-0022192

Return to

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|---|---|
| **THIS INSTRUMENT WAS PREPARED BY**<br>Bankers Title & Escrow Corporation<br>5107 Maryland Way, Suite 115<br>Brentwood, TN 37027<br>P22-10042-PL<br><br>SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY | STATE OF TENNESSEE<br>COUNTY OF Williamson<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$160,100.00**.<br><br>Affiant<br><br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF FEBRUARY, 2022.<br><br>Notary Public<br><br>MY COMMISSION EXPIRES: 9/2/24<br>(AFFIX SEAL) |

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| Thomas Erik Wilkinson | SAME | |
| 3600 Hillsboro Pk, #A15 | | 117-11-0B-015.00-CO |
| Nashville, TN 37215 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Frances Ann Barnett, unmarried,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas Erik Wilkinson,**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, described as follows: to wit:

Unit No. A-15, Parcel No.15, in a horizontal property regime which is located on the plat of Villager East Condominium, of record in Book 5200, Page 178, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Frances Ann Barnett by Warranty deed from Andrews Properties, Inc and Cherokee Properties, Inc of record in Book 5553, page 371, Register's Office for Davidson County, Tennessee, dated January 09, 1980 and recorded on January 09, 1980.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and to be paid by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as: **3600 Hillsboro Pike, #A15, Nashville, TN 37215**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said Grantee, his 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 my/our hand(s) this the 24 day of February, 2022.

Frances Ann Barnett by Margie M. Hunter, Attorney in Fact

**Frances Ann Barnett by Margie M. Hunter, Attorney in Fact, of record in Instrument No. 20220218-0018968, RODC, TN.**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Margie M. Hunter** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Frances Ann Barnett**, as her Attorney in Fact, as the free act and deed of the within named **Frances Ann Barnett**.

Witness my hand and official seal this the 24th day of February, 2022.

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY