WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 3/11/08

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/02/06 13:42 2 pgs
Fees:13.00 Taxes:333.00
20061102-0136317

THIS INSTRUMENT WAS PREPARED BY
Accurate Title & Escrow, Inc, 1181 Nashville Pike, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Craig Wilkosz	Wells Fargo Bank, N.A.	133-6196
(NAME)	(NAME)	
237 Wheeler Avenue	2701 Wells Fargo Way	133-06 | 196.00
(ADDRESS)	(ADDRESS)	
Nashville, TN	Minneapolis, MN	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, James David Taylor and wife, Konnie Taylor, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Craig Wilkosz, 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: *aka Konnie K. Taylor

Being Lots No. 33, 34, and 35 of the J. G. Grissim Wheeler Avenue Addition to Nashville, Tennessee, according to survey made by Blanchard & Parrish, Surveyors. April 1939 (unrecorded) of the J. K. Newsom Farm in the 6th Civil District of Davidson County, Tennessee.

Said Lots front twenty five feet each on the south side of Wheeler Avenue and run back between parallel lines 213.9 feet on the west side and 212.8 feet on the east side to a dead line in rear.

Being the same property conveyed to James David Taylor, unmarried by Warranty Deed from Levi Williams and wife, Mollie Williams, dated December 18, 1998, of record as Book 11296, page 93 Register's Office for Davidson County, Tennessee.

Property Address: 237 Wheeler Avenue
Nashville, Tennessee

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property, and taxes for the current year which have been prorated and paid by the seller herein.

unimproved ☐

This is improved ☒ property, known as 237 Wheeler Avenue, Nashville, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness our hands this 25th day of October, 2006.

James David Taylor

Konnie Taylor

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned Notary Public, personally appeared, James David Taylor and wife, Konnie K. Taylor who are known to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 10/25/2006

Commission expires:

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires 3/10/08

Notary Public