File No. 80594

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00

Renee Hooper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF NOVEMBER, 2008.

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 5-2-11
(AFFIX SEAL)

TRACEY PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael D. Armstrong	Michael D. Armstrong	06302015600
(NAME)	(NAME)	
1437 Mohawk Trail	1437 Mohawk Trail	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 11/06/08 08:29 2 pgs
Fees:13.00 Taxes:384.80
20081106-0110343

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, WE, Christopher David Wiley and Christopher David Wiley as Guardian for Taylor Christopher Wiley, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael D. Armstrong, 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:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Nawakwa Hills Powwow Addition - Section No. 2, as of record in Plat Book 974, Page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sheila Tegge, unmarried by deed from Nina I. Ground, unmarried, dated October 31, 2001 and recorded on November 8, 2001 in Instrument No: 20011108-0123018, Register's Office, Davidson County, Tennessee. Sheila Brown-Tegge Wiley died intestate on August 8, 2004, leaving her spouse, Christopher David Wiley and her minor child, Taylor Christopher Wiley, as her only heirs at law. Christopher David Wiley was appointed Guardian of Taylor Christopher Wiley and authorized to sell the above described property on behalf of Taylor Christopher Wiley pursuant to an Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket Number 08P-1345

Sheila Tegge and Sheila Brown-Tegge Wiley being one and the same person.

unimproved ☐

This is improved ☒ property, known as 1437 Mohawk Trail, Madison, TN 37115

(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.

File No. 80594
Witness our hands this 3rd day of November, 2008.

Christopher David Wiley

Christopher David Wiley as Guardian for Taylor Christopher Wiley

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher David Wiley, individually and as Guardian for Taylor Christopher Wiley, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of November, 2008.

Commission expires: 4/28/13

Rebecca Campbell
State Of Tennessee Notary Public Summer County

Notary Public