BILL GARRETT, Davidson County
Trans:T20130045305 DEEDWARR
Recvd: 05/31/13 09:32 2 pgs
Fees:13.00 Taxes:777.00

20130531-0054819

WARRANTY DEED

B-STM-13-700

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald V. Wieck	Gerald V. Wieck	
700 N Graycroft Avenue	(NAME) 700 N Graycroft Avenue	
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	042-07-0-051.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we AARON CRAIG HOLMES AND WIFE, JULIA CAROL HOLMES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GERALD V. WIECK AND WIFE, PATRICIA A. WIECK, hereinafter called the Grantee(s), their heirs and assigns, that 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. 15 ON THE MAP ENTITLED SECTION ONE, MORNING VIEW SUBDIVISION OF RECORD IN PLAT BOOK 2133, PAGE 95, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO AARON CRAIG HOLMES AND WIFE, JULIA CAROL HOLMES BY QUITCLAIM DEED FROM AARON CRAIG HOLMES, A MARRIED MAN OF RECORD AT INSTRUMENT NO. 20060106-0001935, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 5, 2006 AND RECORDED ON JANUARY 6, 2006.

BEING THE SAME PROPERTY CONVEYED TO AARON CRAIG HOLMES, A MARRIED MAN BY QUITCLAIM DEED FROM AARON CRAIG HOLMES AND WIFE, JULIA CAROL HOLMES OF RECORD AT INSTRUMENT NO. 20060106-0001934, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 5, 2006 AND RECORDED ON JANUARY 6, 2006.

BEING THE SAME PROPERTY CONVEYED TO AARON CRAIG HOLMES AND WIFE, JULIA CAROL HOLMES DEED FROM JORGE H. AGUILAR OF RECORD AT INSTRUMENT NO. 20050926-0114933, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 20, 2005 AND RECORDED ON SEPTEMBER 26, 2005.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 2133, PAGE 95, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 700 N Graycroft Avenue, Madison, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this 29th day of May, 2013.

Aaron Craig Holmes

Aaron Craig Holmes

Julia Carol Holmes

Julia Carol Holmes

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Aaron Craig Holmes and Julia Carol Holmes, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of May, 2013.

Megan Paulus

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903