BILL GARRETT, Davidson County
Trans:T20130101326 DEEDWARR
Recvd: 12/03/13 10:36 2 pgs
Fees:13.00 Taxes:573.50
20131203-0122895

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $155,000.00

Tom Wiser
Affiant

Subscribed and sworn to before me, this 25th day of November, 2013.

Mary Frances Ray
Notary Public
My commission expires: ~~10/18/16~~ 5-20-14

07-1310-85398

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Tom Wiser 2513 Barclay Drive Nashville TN 37206	905 Flintlock Pl. Nashville, TN 37217	083-12-0-062.00

NOTARY PUBLIC STATE OF TENNESSEE MARY FRANCES RAY

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Dennis Ray Layne, single, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Tom Wiser and wife, Hannah Wiser, and Jared Lomax, married, as Tenants in Common, hereinafter called the Grantees, their successors 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. 32, on the Plan of Eastland Acres, Section 1, of record in Book 2133, Page 103, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to H. T. Layne and wife, Christine Layne by deed from William L. Henderson and wife, Louise G. Henderson, dated December 16, 1954, recorded December 16, 1954, Register's Office for Davidson County, Tennessee. The said Christine Layne having since died.

Further being the same property conveyed to Dennis Ray Layne by Quitclaim Deed from Herman Thomas Layne, dated April 30, 2011, recorded July 1, 2011, of record in Instrument No. 20110701-0050881, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2513 Barclay Drive, Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 25th day of November, 2013.

Dennis Ray Layne

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dennis Ray Layne with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 25th day of November, 2013.

Deborah K. Devine
State of Tennessee at Large

My Commission expires 10/18/16

My Comm. Expires
October 18, 2016