WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Y-RR-14-323

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thomas Wiser and Hannah Wiser	**New Owner**	
(NAME)	(NAME)	
323 McKennell Drive		**08304025100**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ROBERT P. WILSON, III, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **THOMAS WISER AND WIFE, HANNAH WISER** 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 the Northerly 491 feet of the parts of Lot 54 and 55 on the plan of Brownsville, of record in Book 21, Page 9, said Register's Office, conveyed to Jim Delaney and wife, by deed of record in Book 2089, Page 431, said Register's Office; and part of the property conveyed to Jim Delaney and wife, by deed from H. H. Richardson and wife, of record in Book 3649, Page 17, said Register's Office, described together according to a survey by James L. Murphy, Fr. Surveyor, as follows:

Beginning at a concrete monument is the Southwesterly margin of McKennell Drive at the Northeasterly corner of parcel marked "Reserved not a building site unless approved by Planning Commission as appears of the Plan of the Delaney Subdivision, Section One, as of record in Book 3500, Page 129, said Register's Office; thence with said margin of said Avenue, Southeastwardly 95.30 feet, more or less, to a point; thence leaving said Avenue, and partially with the Easterly line of property conveyed to Jim Delaney, et ux, by deed from Callie Mayo Capps, of record in Book 2089, Page 431, said Register's Office, South 6 deg. 06 min. W, 531.75 feet, more or less, to a point in said Easterly lines of said Delaney land; thence at right angles to said Westwardly 88 feet to a point in Delaney's Westerly line; thence with said Westerly line and partially with eh Easterly line of said Reserved Tract, North 6 deg. 06 min. E, 658.20 feet to the point of beginning, passing the Southeast corner of said Reserved tract at 491 feet.

Being the same property conveyed to Robert P. Wilson III by Special Warranty Deed from Centex Home Equity Company LLC, recorded on the 21st day of November, 2005 in Instrument No. 20051121-0140192, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown in Plat Book 21, Page(s) 9;
- Agreement for Dedication of Easement of record in Book 4110, Page 746 and Book 4125, Page 469;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **323 McKennell Drive, Nashville, Tennessee 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 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.

BILL GARRETT, Davidson County
Trans:T20140054552 DEEDWARR
Recvd: 07/29/14 08:36 2 pgs
Fees:13.00 Taxes:573.50
20140729-0067070

Witness my/our hand(s) this the 18th DAY OF JULY, 2014.

Robert P. Wilson, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT P. WILSON, III, 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 18th of July, 2014.

Notary Public
My Commission Expires: 03/08/2014
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212