WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Affiant

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/6/18 (AFFIX SEAL)

Y-KW-14-1264

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)
Russell Wilke	NEW OWNER	
(NAME)	(NAME)	
1264 Cheyenne Blvd		**053-05-0-042.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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 **NIDA OLEAN PHILLIPI,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RUSSELL WILKE** 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. 132 on the Plan of Sequoia Valley, Section 3 of record in Plat Book 4460, Page 83, in the Register's Office for Davidson County, Tennessee, as follows: Beginning at an iron pin the west margin of Cheyenne Boulevard, at the common front corner of Lots 131 and 132; thence with the line between said two lots, west 124.8 feet to a concrete monument; said point being the common rear corner of Lots 131, 132, 133 and 134; thence with the line between Lots 132 and 133, southeast 137.2 feet to an iron pin in the northwest margin of Canton Pass; thence with the margin of the same, East 74 feet to a concrete monument at the beginning of a curve to the left having a radius of 25 feet; thence around said curve, 39.27 feet to a concrete monument in the west margin of Cheyenne Boulevard; thence with the margin of the same, North 103.8 feet to the point of beginning.

Being the same property conveyed to Carl D. Strange and wife, Gladys Strange by deed from W. Slate and wife, Ruth N. Slate of record in Book 4705, page 636, Register's Office for Davidson County, Tennessee, dated May 8, 1973 and recorded on May 9, 1973. Being the same property conveyed to Gladys Mae (Sandifer) Strange by Final Decree from Carl Dorris Strange of record in Book 6154, page 885, Register's Office for Davidson County, Tennessee, dated June 13, 1983 and recorded on October 11, 1983. Gladys Mae Sandifer Strange having since died and bequethed said property to Nida Olean Phillippi as shown of record in Docket No. 14P1407 in the Probate Court for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2014.
- Plan of record in Plat Book 4460, Page 83, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4598, Page 384 and Book 4047, page 877, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1264 Cheyenne Blvd, Madison, Tennessee 37115**.

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:T20140065667 DEEDWARR
Recvd: 09/04/14 09:09 2 pgs
Fees:13.00 Taxes:536.50
20140904-0080777

Witness my/our hand(s) this the 28th DAY OF AUGUST, 2014.

X Nida Olean Phillipi
Nida Olean Phillipi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NIDA OLEAN PHILLIPI, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of August, 2014.

Karen B Mihalsky
Notary Public
My Commission Expires: Oct 17 2017
(SEAL)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
KAREN B. MIHALSKY, Notary Public
Monroeville Boro., Allegheny County
My Commission Expires October 17, 2017

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