WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140093613 DEEDWARR
Recvd: 12/15/14 14:09 2 pgs
Fees:13.00 Taxes:677.10
20141215-0114521

Y-BR-14-1224

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF DECEMBER, 2014.

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 and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gregory Gurney	**Regions Bank d/b/a Regions Mortgage**	
(NAME)	(NAME)	
1224 North 2nd Street	**2050 Parkway Office Circle**	**07115032200**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Birmingham, AL 35244**	
(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 **TOM WISER AND WIFE, HANNAH WISER,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GREGORY K. GURNEY, UNMARRIED MAN,** 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:

Being Lot No. 126 on the Plan of C. F. Sharpe & W. L. Horns 2nd Subdivision of Lindsley property, of record in Plat Book 161, Page 53, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Fred Larnell Carter, a married person to Tom Wiser and wife, Hannah Wiser as recorded on the 1st day of July, 2014 in Instrument No. 20140701-0057465 and Warranty Deed from Catherine L. Rogers, unmarried to Fred Larnell Carter, a married person as recorded on the 21st day of November, 1988 in Deed Book 7708, Page 48, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015.
- Plat of C. F. SHARPE & W. L. HORNS 2ND SUBDIVISION OF LINDSLEY PROPERTY, as recorded in Plat Book 161, Page(s) 53.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1224 North 2nd Street, Nashville, Tennessee 37207**.

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 the 12th DAY OF DECEMBER, 2014.

Tom Wiser

Hannah Wiser by Tom Wiser, Attorney in Fact

Hannah Wiser by Tom Wiser, Attorney-in-Fact

POA of record in Instrument #20140701-0057466

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TOM WISER, 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 12th of December, 2014.

Notary Public
My Commission Expires: 03/08/16
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tom Wiser, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of HANNAH WISER, and who acknowledged he/she/they executed the same as the free act and deed of the said HANNAH WISER.

Witness my hand and official seal, this the 12th of December, 2014.

Notary Public
My Commission Expires: 03/08/16
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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