WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150005705 DEEDWARR
Recvd: 01/23/15 10:33 2 pgs
Fees:13.00 Taxes:751.10

20150123-0006720

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of January, 2016.

Notary Public

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

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Elliott R. Wiley, unmarried	SWBC Mortgage Corporation	051 07 0 017.01
(NAME)	9311 San Pedro Avenue	
1114 Saunders Avenue	Suite 100	
(ADDRESS)	San Antonio, TX 78216	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Three Thousand And No/100 Dollars ($203,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kimberly Lynn Fuller, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Elliott R. Wiley, unmarried**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being land in the 11th Civil District of Davidson County, Tennessee, partly described according to a survey by Solon E. Davis, Engineer, May 7, 1953, as follows:

Beginning on the westerly margin of Saunders Avenue (formerly Marthonna Drive, proposed) at a point north 3 degrees 53 minutes east 142-1/2 feet from the northeast corner of the property conveyed to Clyde Hardcastle and wife, by Deed from Mrs. Jennie Cahill Beasely, et al of Record in Book 1879, Page 49, Register's Office for said County; thence with the west margin of said Saunders Avenue (Marthonna Drive, proposed), north 3 degrees 53 minutes east 141.18 feet; thence north 78 degrees 14 minutes west 300 feet; thence southerly 173 feet, more or less, to a point, said point being 142-1/2 feet northerly from the northerly boundary line of Lot No. 9 on the subdivision of the Beasley Property, Section 1, unrecorded; thence easterly 300 feet to the beginning.

Being the same property conveyed to Thomas C. Yunker and Kimberly R. Yunker, husband and wife by Deed from Leo N. Scott, Jr. and wife, Judy D. Scott dated November 21, 1997 and recorded December 12, 1997 in Book 10718, Page 784, in said Register's Office for Davidson County, Tennessee. Being the same property conveyed to Kimberly R. Yunker by Quitclaim Deed from Thomas C. Yunker dated September 2, 1998 and recorded October 2, 1998 in Book 11137, Page 814, in said Register's Office for

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Davidson County, Tennessee. Further being the same property conveyed to Mark R. Fuller and Kimberly Lynn Fuller, husband and wife by Quitclaim Deed from Kimberly R. Yunker, n/k/a Kimberly Lynn Fuller dated March 26, 2007 and recorded April 13, 2007 as Instrument No. 20070413-0044769, in said Register's Office for Davidson County, Tennessee. The said Mark R. Fuller having died November 13, 2009, leaving Kimberly Lynn Fuller as sole tenant by its entirety.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1114 Saunders Avenue, Madison, TN 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 Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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 our hands this 21st day of January, 2015.

Kimberly Lynn Fuller
by Wanda G. Rietdorf ATTorney in fact
Kimberly Lynn Fuller by Wanda G. Rietdorf
her Attorney in Fact

STATE OF Tennessee

County OF Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Wanda G. Rietdorf, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kimberly Lynn Fuller, as Attorney-in-fact, and acknowledged that she exectued the same as the free act and deed of Kimberly Lynn Fuller, for the purposes therein contained.

Witness my hand and official seal, this the 21st of January, 2015.

Notary Public

My Commission Expires: ~~September 10, 2018~~ 10.5.2015

(SEAL)

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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