WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/15/15 14:41 2 pgs
Fees:13.00 Taxes:333.00
20150415-0033405

15-04-007-1

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th day of April, 2015

Notary Public

My Commission Expires: 3/8/2016

SUSAN B. EVANS NOTARY PUBLIC STATE TENNESSEE DAVIDSON COUNTY (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
KENNETH W. MIRACLE AND SAMIA H. MIRACLE	NEW OWNER	087-10-0A
(NAME) 100 Aarons Cress Blvd	(NAME)	032.00CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **THE WISE GROUP, INC., A TENNESSEE CORPORATION**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KENNETH W. MIRACLE, AND SAMIA H. MIRACLE, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs 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. 101 on the Plan of Aarons Cress, Phase 1A, a Cluster Lot Development, of record in Instrument No. 20061219-0156396, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to THE WISE GROUP, INC., by Deed from GREGORY S. GILL, SUBSTITUTE TRUSTEE, of record in Instrument No. 20110523-0039460, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, Liens, Easements, and Restrictions, and By-Laws, of Aarons Cress, including but not limited to, casements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20060131-0012116 and Confirmation, Restatement, and Amendment of said Declaration of Covenants, Conditions, Liens, Easments, and Restrictions of record in Instrument No. 2013123-007564, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☒
Improved ☐ property known as: **100 Aarons Cress Blvd, Hermitage, TN, 37076.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their successors 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 WHEREOF, its hands, this 10th day of April, 2015

THE WISE GROUP, INC.,
A TENNESSEE CORPORATION

By: Alan Wise President
ALAN WISE, PRESIDENT

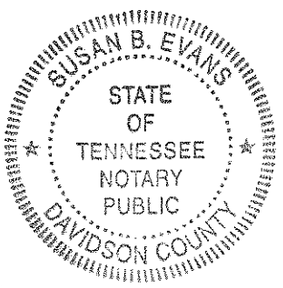
STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **ALAN WISE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the PRESIDENT of **THE WISE GROUP, INC. , A TENNESSEE CORPORATION,** the within named bargainor(s), and that he as such PRESIDENT, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of April, 2015.

My Commission Expires: 3-8-2016

Susan B. Evans
Notary Public



I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Susan B. Evans

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Susan B. Evans Kennedy who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/2/18

Notary Public

