WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,500.00

Jennifer D Casteel-Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of May, 2015

Notary Public:

MY COMMISSION EXPIRES: 3/10/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jennifer D. Casteel-Smith	Peoples Home Equity	Parcel ID:
3312 Towne Ridge Dr.	150 N. Seven Oaks	15007022000
Antioch, TN 37013	Knoxville, TN 37922	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Russell L. Wiles and wife, Arlene D. Wiles

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jennifer D. Casteel-Smith

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 Lot Number 114 on the Plan of Towne Village of the Country, Section 2, of record in Plat Book 5200, Page 176-177, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Russell L. Wiles and Arlene D. Wiles by deed from Chester Ray Thompson and Phyllis Ann Thompson, of record in Book 11171, Page 278, dated October 26, 1998, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5456, Page 511, Register's Office for said County.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 176-177, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3312 Towne Ridge Dr., Antioch, TN 37013

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, 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 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 8th day of May, 2015.

Russell L. Wiles

Arlene D. Wiles

BILL GARRETT, Davidson County
Trans: T20150036637 DEEDWARR
Recvd: 05/12/15 11:27 2 pgs
Fees: 13.00 Taxes: 512.45
20150512-0043406

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Russell L. Wiles and Arlene D. Wiles, 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 at Nashville, Tennessee, this 8th day of May, 2015.

My Commission Expires: 3/10/19

Notary Public

