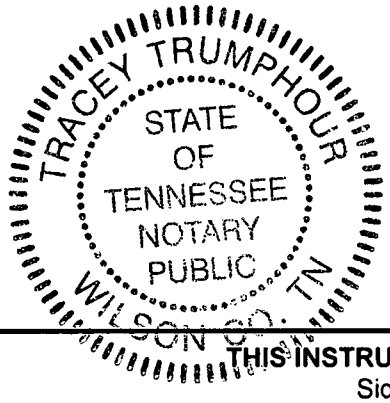
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,608.00

Carol L. Clower
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of July, 2015.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carol L. Clower	SWBC Mortgage Corporation	072-06-0-094.00
(NAME)	(NAME)	
933 Elvira Avenue	9311 San Pedro Ave, #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150059703 DEEDWARR
Recvd: 07/22/15 10:20 2 pgs
Fees:13.00 Taxes:387.02
20150722-0071702

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Sharon Wiley, an unmarried woman and Brian K. Wiley, a married man as tenants in common**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Carol L. Clower, a single woman**, hereinafter called the GRANTEE(S), their heirs and/or 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 the westerly one-half of Lot 12 on the Map of C. W. Waller's Subdivision of the Jonn D. Anderson Home Place, of record in Plan Book 421, Page 35, Register's Office for Davidson County, Tennessee.

Said part of Lot fronts 50 feet on the northerly side of Elvira Avenue and runs back 347 feet on the westerly line and 340.6 feet on the easterly line to a dead line in the rear, measuring 50.4 feet

Being the same property conveyed to Sharon Wiley and Brian K. Wiley as tenants in common by Executor's Deed from Sharon Wiley, Executrix for the Estate of Larry D. Wiley, dated 8/24/2012, recorded 8/24/2012 of record in Instrument No. 20120824-0076561, in the Register's Office for Davidson County, Tennessee.

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor.

All matters shown on the plat of record in Plan Book 421, Page 35, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 933 Elvira Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 20th day of July, 2015.

Sharon Wiley

Sharon Wiley

Brian K. Wiley

Brian K. Wiley

State of Tennessee
County of Wilson

Personally appeared before me Sharon Wiley and Brian K. Wiley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of July, 2015.

Tracey Trumphour

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON CO. TN

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122