WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150079170 DEEDWARR
Recvd: 09/17/15 13:22 2 pgs
Fees:13.00 Taxes:706.70
20150917-0094512

DAVIDSON COUNTY JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$191,000.00.**

CD2

Affiant

Subscribed and sworn to before me this 14th day of September, 2015.

Notary Public
My Commission expires: 11.6.17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Ashley J. Wolfe	Banterra Bank	04216023100
104 Donna Drive	3201 Banterra Drive P.O. Box 310	
Madison, TN 37115	Marion, IL 62959	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Tim Brown and wife, Cheryl Brown,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ashley J. Wolfe and Daniel T. Wolfe, both unmarried as joint tenants with right of survivorship,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the westerly part of Lot No. 3, on the Plan of the Resubdivision of Lots 3 and 4 of Blair Heights, Section 5, of record in Book 5210, page 355, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Beginning at the northeasterly corner of old Lot No. 3 and the northwesterly corner of old Lot No. 4 (as shown on plat of record in Book 2330, page 55), said beginning point being the northeasterly corner of this parcel, thence North 83 deg. 10' 34" West 119.7 feet along the northerly line of old Lot No. 3 to an iron pin (said pin being located in the northwesterly corner of this parcel); thence South 4 deg. 54' 37" West 150 feet along the westerly line of old Lot No. 3 to a point; thence easterly 116.23 feet to a point in the original lot line dividing old Lot No. 3 and old Lot No. 4; thence northerly along said lot line to the point of beginning, said parcel being adjacent to and immediately north of the present Lot No. 2.

Being the same property conveyed to Tim N. Brown and wife, Cheryl D. Brown by Warranty Deed from Michiel L. Pharris and Jane C. Pharris dated 7/25/13 of record in Instrument Number 20130729-0078485, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 5210, page 355, Register's Office Davidson County, Tennessee.

This is improved property known as: **104 Donna Drive, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 14, 2015.

Tim Brown

Cheryl Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Tim Brown and Cheryl Brown** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 14, 2015

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY