BILL GARRETT, Davidson County
Trans:T20150105380 DEEDWARR
Recvd: 12/14/15 14:05 2 pgs
Fees:13.00 Taxes:621.60

20151214-0125524

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $168,000.00

Affiant

Subscribed and sworn to before me, this 11th day of December, 2015.

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael R. Wieland 5045 Luker Lane Antioch, TN 37013	New Owner	162-02-0A-001.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($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, **Josephine Mays, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Michael R. Wieland, a single man and Mary F. Reilly, a single woman,** 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:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Section Two, Spencer Hill, of record in Instrument No. 20071115-0134114, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOSEPHINE MAYS, UNMARRIED, by deed from OLE SOUTH PROPERTIES, INC., A TENNESSEE CORPORATION of record in Instrument No. 20120803-0068786, dated July 31, 2012, said Register's Office.

This property is improved property known as **5045 Luker Lane, Antioch, TN, 37013.**

This conveyance is subject to the following: (1) Matters shown on the Plan of record as Instrument No. 20071115-0134114, and Instrument No. 20110602-0042167; (2) Matters shown on the Plan of record in Plat Book 3700, Page 59; (3) Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20070530-0064097, amended in Instrument No. 20101213-0099002 and Instrument No. 20090122-0005470; (4) Stormwater Detention Agreement of record as Instrument No. 20060821-0102706; (5) Drainage Easement(s) of record in Book 4135, Page 444; (6) Subject to conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4198, Page 824; All of record in the said Register s Office.

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this the 11th day of December, 2015.

Josephine Mays

Josephine Mays

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Josephine Mays** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this the 11th day of December, 2015.

Notary Public

My Commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2015114022