BILL GARRETT, Davidson County
Trans:T20160001528 DEEDWARR
Recvd: 01/07/16 12:57 2 pgs
Fees:13.00 Taxes:728.90
20160107-0001659

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF December, 2015.

Notary Public

MY COMMISSION EXPIRES July 31. 2019
(AFFIX SEAL)

JOHN H. BELL NOTARY PUBLIC STATE OF TENNESSEE COFFEE COUNTY

WARRANTY DEED

SRN15-2329

THIS INSTRUMENT WAS PREPARED BY:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer D. Nash	Highlands Residential Mortgage, LTD.	
2329 Alteras Drive (ADDRESS)	12001 N. Central Expressway Ste. 750 (ADDRESS)	
Nashville, TN 37211-7188 (CITY) (STATE) (ZIP)	Dallas TX 75243 (CITY) (STATE) (ZIP)	173-09A-588.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MATTHEW P. WILEY AND WIFE, JODI T. WILEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JENNIFER D. NASH AND HARLAN J. NASH, WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs and assigns, that 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. 562 on the Plan of Section One of Phase Eight, Lenox Village, of record in Instrument No. 20060824-0104608, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew P. Wiley and wife, Jodi T. Wiley by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20070531-0064428, Register's Office for Davidson County, Tennessee, dated May 25, 2007 and recorded on May 31, 2007.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument No. 20060824-0104608, Instrument No. 20020315-0032826; Instrument No. 20021226-0158458; Instrument No.20040526-0062220; Instrument No. 20050113-0005133; Instrument No. 20060321-0032383; Instrument No. 20070830-0104306; Instrument No. 20070103-0001284; Instrument No. 20060622-0074677; Instrument No. 20060120-0007914; Instrument No. 20060221-0020352 and Instrument No. 20021226-0158459, Instrument No. 20020315-0032825 and made applicable to the subject property by Instrument No. 20021226-0158459 and Instrument No. 20060321-0032382, Instrument No. 20010412-0045831, Instrument No. 20010918-0100850 and Instrument No. 20010918-0100852, Instrument No. 20020628-0078164 and Instrument No. 20051213-0149579, Instrument No. 20010918-0100849 and Instrument No. 20010918-0100851, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2329 Alteras Drive , Nashville, Tennessee 37211-7188
(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 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 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/our hand(s) this 31st day of December, 2015.

Matthew P. Wiley by Laura Perry, his attorney in fact

Matthew P. Wiley by Laura Perry, Attorney in Fact

Jodi T. Wiley by Laura Perry, his attorney in fact

Jodi T. Wiley by Laura Perry, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of December, 2015, before me personally appeared Laura Perry to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Matthew P. Wiley and wife, Jodi T. Wiley and who acknowledged he/she/they executed the same as the free act and deed of the said Matthew P. Wiley and wife, Jodi T. Wiley.

Witness my hand and official seal, this the 31st day of December, 2015.

Notary Public

My Commission Expires: 3/20/18

(SEAL)

PAMELA JO SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959