BILL GARRETT, Davidson County
Trans:T20160015044 DEEDWARR
Recvd: 02/24/16 09:27 2 pgs
Fees:13.00 Taxes:1184.00
20160224-0017422

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee}
County of Davidson}

The actual consideration or value, whichever is greater for this transfer is: $ 320,000.00

Affiant Signature

Subscribed and sworn to before me on this the 19th day of February, 2016.

Notary Public

My Commission expires 09/10/18

JASMINE D. COCKRELL STATE OF TENNESSEE NOTARY AT LARGE STATE OF TENNESSEE

NAME AND ADDRESS OF PROPERTY OWNER:
Michael Wyse
938 A Strouse Avenue
Nashville, Tennessee 37206
SEND TAX BILLS TO:
Michael Wyse
938 A Strouse Avenue
Nashville, Tennessee 37206
MAP AND PARCEL NUMBER: Tax ID #: 07213OE00100CO

WARRANTY DEED

16NT00007

Effective the 19th day of February, 2016 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

KEVEN L. LIGHTNER, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

MICHAEL WYSE AND ASHLEY WYSE
WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A, ON THE PLAN OF 938 STROUSE AVENUE ROW HOMES, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20140718-0064083, AND AS SHOWN ON THE PLAT RECORDED AS EXHIBIT "C" OF SAID DECLARATION, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO KEVEN L. LIGHTNER, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY BY WARRANTY DEED FROM DAVID MOYNAN III, AN UNMARRIED MAN AND JAMES A. WEINY, A MARRIED MAN AS RECORDED 3-2-15 AS INSTRUMENT NO. 20150302-0017843.

BEING THE SAME PROPERTY CONVEYED TO DAVID MOYNAN III, AN UNMARRIED MAN AND JAMES A. WEINY, A MARRIED MAN BY QUIT CLAIM DEED FROM DAVID MOYNAN III, AN UNMARRIED MAN AND JAMES A. WEINY, A MARRIED MAN AS RECORDED 7-8-14 AS INSTRUMENT NO. 20140708-0060079.

BEING THE SAME PROPERTY CONVEYED TO DAVID MOYNAN III, AN UNMARRIED MAN AND JAMES A. WEINY, A MARRIED MAN BY WARRANTY DEED FROM STEPHEN MEADOWS, AN UNMARRIED MAN AS RECORDED 6-16-14 AS INSTRUMENT NO. 20140616-0052253.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS:
938 A STROUSE AVENUE, NASHVILLE, TENNESSEE 37206

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 19TH day of February, 2016.

Kevin L Lightner
KEVIN L. LIGHTNER

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, KEVIN L. LIGHTNER, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 19TH day of February, 2016.

Notary Public

My commission expires: 9-10-18

STATE OF TENNESSEE NOTARY PUBLIC SUSAN L HEINRICH COUNTY OF DAVIDSON

Erin Lightner by Kevin L Lightner, attorney in fact
ERIN LIGHTNER, BY ATTORNEY IN FACT KEVIN LIGHTNER.

Erin Lightner joins this conveyance for the sole purpose of relinquishing any and all ownership rights to the subject property including, but not necessarily limited to, her marital rights.

State of Tennessee}
County of Davidson }

On this 19th day of February, 2016, before me personally appeared **KEVIN L. LIGHTNER,** 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 **ERIN LIGHTNER**, and who acknowledged that he executed the same as the free act and deed of **ERIN LIGHTNER**.

Notary Public

My commission expires: 9-16-18

STATE OF TENNESSEE NOTARY PUBLIC SUSAN L HEINRICH COUNTY OF DAVIDSON