PREPARED BY: RETURNED TO:
~~BANKERS TITLE & ESCROW CORP~~
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is 207,000.00

Affiant

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me, this 25th day of February, 2016.

Notary Public

My commission expires: 3/25/18

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Geoffrey Thomas Wuth **Jennifer P. Wuth**	**Geoffrey Thomas Wuth** **Jennifer P. Wuth**	**033030B02200CO**
130 Trellis Way	**130 Trellis Way**	
Goodlettsville, TN 37073	**Goodlettsville, TN 37073**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Maria Dongas, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Geoffrey Thomas Wuth and Jennifer P. Wuth, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Lot No. 65 on the Plan of Dry Creek Farms, Section 2, of record in Instrument No. 20040421-0045040, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Maria Dongas from J. Phillip Jones, Substitute Trustee (as appointed in Instrument No. 20140325-0024331), by Substitute Trustee's Deed dated September 3, 2015 and of record in Instrument No. 20150929-0098868, Register's Office for Davidson County, Tennessee. Subject property was never the sole principal residence of said grantor, grantor's spouse, heirs, nor assigns.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 130 Trellis Way, Goodlettsville, TN 37073.

BILL GARRETT, Davidson County
Trans:T20160016423 DEEDWARR
Recvd: 02/29/16 13:44 2 pgs
Fees:13.00 Taxes:765.90
20160229-0019003

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; and we do covenant with the 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 in 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 GRANTEES, 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 25th day of February, 2016.

Maria Dongas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Maria Dongas, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of February, 2016.

Notary Public

My Commission Expires: 5/3/16

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires MAY 3, 2016