BILL GARRETT, Davidson County
Trans:T20170010557 DEEDWARR
Recvd: 02/03/17 15:48 2 pgs
Fees:13.00 Taxes:869.50
20170203-0011999

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN178486

**WARRANTY DEED**

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Meredith Mally
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of February, 2017.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Marcus Ferreira<br>1008 ELVIRA AVENUE<br>NASHVILLE, TN 37216 | CALIBER HOME LOANS INC.<br>3701 REGENT BLVD. #180<br>IRVING, TX 75063 | 072 06 0 130.00 |

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Five Thousand and 00/100 Dollars ($235,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BRIAN K. WILEY, MARRIED, AND SHARON WILEY, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **MARCUS FERREIRA**, A SINGLE MAN hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being the West 62 1/2 feet of Lot No. 7 on the Revised and Corrected Map of E. J. Childer's Subdivision of the Ambrose Tract, of record in Book 332, page 134, Register's Office for Davidson County, Tennessee. Said part of lot fronts 62 1/2 feet on the south side of Elvira Avenue and runs back between parallel lines 180 feet to a dead line.

(NOTE: Previous conveyances erroneously included a partial description for property that is not a portion of the property being conveyed herein)

Being the same property conveyed to Sharon Wiley and Brian K. Wiley, as tenants in common, by Executor's Deed from Sharon Wiley, Executrix for Estate of Larry D. Wiley, Probate Court for Davidson County, Tennessee, Docket No. 12P-573, dated 8/24/2012, recorded 8/24/2012, of record in Instrument #20120824-0076562, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1008 Elvira Avenue, Nashville, TN 37216, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This property was never occupied as Grantors' primary residence; therefore, Brian K. Wiley's spouse does not join in this conveyance.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 1st day of February, 2017.

**BRIAN K. WILEY**

Sharon Wiley
**SHARON WILEY**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Brian K. Wiley and Sharon Wiley, 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 seal, this the 1st day of February, 2017.

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

Notary Public

Benton Smith
Printed Notary Name

My commission expires: 1-8-19