Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

17-0026

BILL GARRETT, Davidson County
Trans:T20170014000 DEEDWARR
Recvd: 02/16/17 09:02 2 pgs
Fees:13.00 Taxes:617.90
20170216-0015871

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 103
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $167,000.00.

Affiant

Subscribed and sworn to before me, this 10 day of February 2017

TONIA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

Notary Public
My commission expires: 9-6-20

04-1702-56331

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Trevor J. Wylie	Community Mortgage, LLC	162-16-0-E-026.00-CO
612 Bell Trace Circle	19045 E. Valley View Parkway, Ste F	
Antioch TN 37013	Independence, MO 64055	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Danny J. Gracey, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Trevor J. Wylie and Ashley L. Wylie, husband and wife as joint Tenants**, hereinafter called the Grantees, their successors 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. 51, on the Plan of Section One, Bell Crest, of record in Book 7900, Page 753, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Danny J. Gracey, an unmarried man by deed from MCR Development Corp., a Tennessee corporation, dated October 20, 1995, recorded October 25, 1995, of record in Book 9837, Page 638, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 612 Bell Trace Circle, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 10 day of February, 2017.

Danny J. Gracey

STATE OF Rhode Island
COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Danny J. Gracey**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Narragansett (city), Rhode Island (state), this 10 day of February, 2017.

Notary Public

My Commission expires:

JOLENE A. SIMSHAUSER
NOTARY PUBLIC
MY COMMISSION EXPIRES 7/19/18

