 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILSON** The actual consideration or value, whichever is greater, for this transfer is $45,000.00. Affiant Subscribed and sworn to before me, this 28th day of February, 2017. Notary Public My commission expires: 5-20-19

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
547 N Mt. Juliet Road, Suite 200, Mt. Juliet, TN 37122

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Patrick Wiseman and Michelle Wiseman	**Patrick Wiseman and Michelle Wiseman**	**015 00 0 28700**
2670 Morgan Road	**2670 Morgan Road**	
Joelton, TN 37080	**Joelton, TN 37080**	

Davidson County DEEDWARR
Recvd: 03/01/17 15:05 3 pgs
Fees:18.00 Taxes:166.50
20170301-0020420

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Zenarosa C. Salcedo and husband, Pepito Y. Salcedo

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Patrick Wiseman and Michelle Wiseman, husband and wife

(hereinafter called the "Grantee"), his 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 Lot No. 4 on the Plan of Salcedo's Subdivision of record in Instrument Number 20040506-0051885, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included in this conveyance is the right of ingress and egress to the private access road as depicted on the Plat of record in Instrument No. 20040506-0015885, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Zenarosa C. Salcedo and husband, Pepito Y. Salcedo by quitclaim deed from Billy R. Carrigan and wife, Ida J. Carrigan and Zenarosa C. Salcedo of record in Book 8426, page 78 Register's Office for Davidson County , Tennessee, dated 06/05/1989 and recorded on 08/22/1991.

This is ☐ improved ☒ unimproved property known as **2670 Morgan Road, Joelton, TN 37080.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 28th day of February, 2017.

Zenarosa C. Salcedo

Pepito Y. Salcedo

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Zenarosa C. Salcedo and Pepito Y. Salcedo, the bargainor(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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 28th day of February, 2017.

Notary Public
My Commission Expires: _____

SolomonParks File No. 417014

JESSICA GRAHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-20-2019

True Copy Certification

I, **Jessica Graham**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jessica Graham

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, **Gregory D. Vadner**, a notary public for this county and state, **Jessica Graham** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 4-24-19
Notary' Seal (if on paper)

