WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170018104 DEEDWARR
Recvd: 03/02/17 11:05 2 pgs
Fees:13.00 Taxes:814.00
20170302-0020706

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/19/19 (AFFIX SEAL)

KATHERINE ANN COLLINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DEKALB

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 372

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jill Wiesz and Dwayne E. Keller	Same	01600015100
(NAME)	(NAME)	
2517 Union Hill Road		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Nadine B. Youree AKA Nadine Binkley Youree,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jill Wiesz and Dwayne E. Keller,** 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:

A tract of land in the 10th Civil District of Davidson County, Tennessee, described according to an unrecorded survey of Wayne S. Cooper Sr., Surveyor, dated December 27, 1973 and revised April 1, 1974, as Tract 2 of the property of Hazel A. Raines, being more specifically and particularly described as follows:

Beginning at a point in the center of Union Hill Road, being 264.44 feet Northwest of the Northeasterly corner of the original 15.42 acre tract conveyed to Hazel A. Raines by deed of record in Book 4750, Page 467, Register's Office for Davidson County, to which reference is hereby made for a more complete description, and being Northeasterly corner of this tract; thence South 28 degrees 51' 16" West 484.52 feet to a point; thence North 39 degrees 23' 36" West 134 feet to a point; thence South 46 degrees 00' 30" 113 feet to a point; thence North 15 degrees 10' 34" East 644.66 feet to a point; thence with the center of Union Hill Road, South 75 degrees 35' 23" East 117.53 feet to a point; and continuing with the center of said road, South 61 degrees 12' 43" East 190 feet to the point of beginning.

Being the same property conveyed Daniel B. Youree and wife, Nadine B. Youree by deed dated April 12, 1977 from Larry Ozanne and wife, Karen Ozanne of record in Book 5136, Page 577, Register's Office for Davidson County, Tennessee. The said Daniel B. Youree has since died on December 11, 1999, survived by his wife, Nadine B. Youree. Nadine B. Youree is also known as Nadine Binkley Youree.

unimproved ☐

This is improved ☑ property, known as 2517 Union Hill Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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 hands this 28th day of February, 2017.

Nadine B. Youree AKA Nadine Binkley Youree

By: Nadine B. Youree Nadine Binkley Youree by Jeffrey Daniel Youree
Jeffrey Daniel Youree

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Jeffrey Daniel Youree** with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of **Nadine B. Youree AKA Nadine Binkley Youree** as Attorney-In-Fact, as his free act and deed.

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

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 17-Weisz

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN