WARRANTY DEED

KILEY-H17046

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st DAY OF March, 2017.

(Affix Seal) Notary Public

My Commission Expires: _____

RHONDA M. HANNAH NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Michael Lloyd Kiley and Patricia A Kiley and Kaitlyn E Kiley, Tenants in common with right of survivorship	NEW OWNER'S	026.13-0-007.00
425 Moss Trail		
Goodlettsville, TN 37072		

BILL GARRETT, Davidson County
Trans: T20170027686 DEEDWARR
Recvd: 04/03/17 10:13 2 pgs
Fees: 13.00 Taxes: 795.50
20170403-0032018

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, PAUL TODD VARBLE AND WIFE, GEORGIA ANN VARBLE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MICHAEL LLOYD KILEY AND PATRICIA A KILEY AND KAITLYN E KILEY , TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, TN, being Lot No. 53 on the Map of Goodlettsville Heights, Section No. 2, as of record in Book 1424, Page 120 and 121, Register's Office for said County. Said Lot No. 53 fronts 65 feet on the Southerly side of Moss Trail Road and runs back 328.2 feet on the Easterly line and 364.3 feet on the Westerly line, to a dead line measuring 152 feet thereon.

Being the same property conveyed to Paul Todd Varble and wife, Georgia Ann Varble by deed from Paul Todd Varble of record at Book 200208210100880, recorded on 08/21/2002, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

( ) unimproved
This is (X) improved property known as 425 Moss Trail, Goodlettsville, Tennessee 37072 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 31st day of March, 2017 :

Paul Todd Varble

Georgia Ann Varble

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named PAUL TODD VARBLE AND WIFE, GEORGIA ANN VARBLE, the bargainor(s), 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 official seal at Sumner County Tennessee, this 31st day of March, 2017.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-18-2019