WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,750.00

Jonathan A. Wiles
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of May, 2017.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: January 09, 2018
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20170038413 DEEDWARR
Recvd: 05/05/17 12:30 2 pgs
Fees:13.00 Taxes:228.48
20170505-0044814

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JONATHAN A. WILES, an unmarried man	Old Hickory Credit Union	042080a02000co
(NAME)	(NAME)	
1716 Heritage Glen Drive	1000 Industrial Blvd.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, WILMA YVONNE WILES, an anmarried woman, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JONATHAN A. WILES, an unmarried man, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS 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. 20 on the Final Plat of Heritage Glen P.U.D., as of record in Book 6900, Page 981, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Wilma Yvonne Wiles by Warranty Deed from Norman Hanauer, unmarried, dated February 27, 1998 which deed is of record in Book 10824, Page 59, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS SET FORTH ON THE FINAL PLAT OF HERITAGE GLEN P.U.D. OF RECORD IN BOOK 6900, PAGE 981, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; FURTHER SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HERITAGE GLEN P.U.D. OF RECORD IN BOOK 7939, PAGE 978 AS AMENDED IN BOOK 8111, PAGE 86, BOTH IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO BY-LAWS FOR HERITAGE GLEN HOMEOWNERS ASSOCIATION OF RECORD IN BOOK 7939, PAGE 990, SAID REGISTER' S OFFICE.

unimproved ☐

This is improved ☑ property, known as 1716 Heritage Glen Drive, Madison, TN 37115
(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 GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my, 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.

Witness my hand this 4th day of May, 2017.

Wilma Yvonne Wiles

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 4th day of May, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wilma Yvonne Wiles**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
January 09, 2018

Notary Public,

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115