PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170045700 DEEDWARR
Recvd: 05/30/17 14:41 2 pgs
Fees:13.00 Taxes:1061.90
20170530-0053535

W & I Ref: (RF) Title No.: 59007
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Brian Wiese Amanda Bennett 524 Inwood Drive Nashville, TN 37211	New Owner

TAX MAP PARCEL NUMBERS: 13313010100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$287,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tamra Kinsman, an unmarried woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brian Wiese and Amanda Bennett, husband and wife**, hereinafter called the **Grantee**, Grantee's 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. 32 on the Plan of Abbay Hall, Section 1 of record in Book 2331, page 18, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tamra I. Kinsman, unmarried by Warranty Deed from Jeffrey W. Adkereson and wife, Amy W. Adkerson, dated July 31, 2003 and recorded on August 11, 2003 of record in Instrument No. 20030811-0114112, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2331, page 18, said Register's Office, which Plan shows a 75 foot minimum building setback line from Inwood Drive, and a 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as 524 Inwood Drive, Nashville, TN 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of May, 2017.

Tamra J. Kinsman

Tamra Kinsman

State of Tennessee

County of Davidson

On this 26th day of May, 2017, before me the undersigned authority, personally appeared Tamra Kinsman, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $287,000.00.

Affiant

Sworn and subscribed before me this 26th day of May, 2017.

Notary

My Commission Expires: 8/7/19

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY