Lehman

BILL GARRETT, Davidson County
Trans:T20170053114 DEEDWARR
Recvd: 06/21/17 10:48 2 pgs
Fees:13.00 Taxes:1535.50
20170621-0062432

G#29803-2

WARRANTY DEED

REBECCA SHIELDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

State of Tennessee)
County of Williamson)

The actual consideration or value, whichever is greater, for this transfer is **$415,000.00.**

Affiant

Subscribed and sworn to before me, this the 19th day of June, 2017.

Notary Public

My commission expires: 2/8/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Blake Wilke	New owner	**08108000100**
831 Goff Street		
Nashville, TN 37208		

FOR AND IN 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,

Visio Properties, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Blake Wilke, unmarried individual, as a tenant by the entirety

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 parts of Lot Nos. 4, 5 and 6 on the Plan of the Subdivision of Lot No. 9 in Owen's Buena Vista Plan of Lots, of record in Book 57, Pages 26 and 27, in the Register's Office for Davidson County, Tennessee, and also in Plan Book 1, Page 84, in the Davidson County Chancery Court in Nashville, Tennessee, and being described as follows; to-wit:

BEGINNING on the southerly margin of Goff Street at the Northwest corner of the property conveyed to Fletcher Trauernicht by Deed from Paul Edward Tanley, of record in Book 762, Page 668, Register's Office for Davidson County, Tennessee; thence, with said Trauernicht's western boundary line southerly 102 feet to an alley; thence, with the same westerly 44 feet to another alley; thence, with the same northerly 102 feet to the southerly margin of Goff Street; thence, with the same easterly 46 feet to the BEGINNING.

BEING part of the same property conveyed to Peggy Newman, a single person, by Warranty Deed dated August 31, 2015, from Robert McEwen and Linda McEwen, husband and wife, of record in Instrument No. 20150902-0089660, Register's Office for Davidson County, Tennessee. The said Peggy Newman, unmarried, conveyed said property to Visio Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed dated December 10, 2015, of record in Instrument No. 20151214-0125624, all in the Register's Office for Davidson County, Tennessee.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 57, Page 26, said Register's Office, and also in Plan Book No. 1, Page 84, Chancery Court at Nashville; and,

2) Taxes for the current year which have been prorated and assumed by the Grantee herein and the subsequent years, not yet due and payable.

This is improved property, known as: **831 Goff Street, Nashville, TN 37208**.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this 19th day of June, 2017.

Visio Properties, LLC, a Tennessee limited liability company

By: _____
Peggy Newman, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Peggy Newman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the **Managing Member** of **Visio Properties, LLC,** the within named bargainor, a Tennessee limited liability company, and that she, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Peggy Newman** as **Managing Member.**

Witness my hand, at office at Nashville, Tennessee, this **19th** day of **June, 2017.**

_____
Notary Public

My Commission Expires: _____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017