RESERVED FOR RECORDING STAMP	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $370,000.00. Affiant Subscribed and sworn to before me, this the 15th day of August, 2017. Notary Public My commission expires: 5/30/21

Davidson County DEEDWARR
Recvd: 08/16/17 14:05 4 pgs
Fees:23.00 Taxes:1369.00
20170816-0084219

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

ELIZABETH PASCHALL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Jeffrey E. Wiseman	**United Wholesale Mortgage**	**168-154.00**
1304 Forrest Oaks Ct.	**1414 East Maple Rd**	
Nashville, TN 37221	**Troy, MI 48083**	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Clay L. Staley and Julia C. Hargrove nka Julia H. Staley, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffrey E. Wiseman and Krista M. Wiseman, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I

Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey of Jack R. Underwood, Engineer, dated September 3, 1969, as follows:

Beginning on the north side of a 30-foot roadway as set out in Book 3131, Page 455, at the Southwest corner of the property of Malcolm H. Lucy and wife, as of record in Book 2745, Page 551; thence along the margin of said roadway, South 84° west 166 feet to an iron pin; thence leaving the road, North 8° 45' West with a fence, 226 feet to an iron pin in the south line of the Lucy property; thence with their line, North 86° East 180.75 feet to an iron pin; thence South 5° East 220 feet to the beginning, containing .88 of an acre.

Together with the right of ingress and egress over a 50-foot roadway extending from said property easterly to South Harpeth Road.

TRACT II

Beginning at an iron stake, an inner corner of the 14.3 acre tract conveyed to Malcolm H. Lucy and wife, by deed from Lovell N. Smith and wife, of record in Book 2745, Page 551, Register's Office for said County; thence with his line south 5 Deg. east passing his corner at 200 feet, in all 220 feet to a stake at the junction of a 50 foot roadway, which extends 30 feet wide for 228 feet past this point; thence south 83 Deg. west 208.5 feet to a corner fence post; thence south 82 Deg. west 101.5 feet to a gate post; thence north 84 Deg. 30' west 162.5 feet to a four prong ash tree in fence; thence south 86 Deg. 35 feet to an ash tree thence south 76 Deg. west 96 feet to a double ash tree in thence south 74 Deg. west 30 feet to an ash tree in fence; thence south 69 Deg. 30' west 104 feet to a four prong ash tree in fence; thence south 62 Deg. 30' west 203 feet to a box elder tree in fence; thence south 73 Deg. west 52 feet to an ash tree in fence corner; thence leaving fence, going south 71 Deg. west 310.5 feet to a large elm tree; thence south 77 Deg. west 146 feet to an elm tree; thence south 59 Deg. west 91 feet to a stake with an ash pointer on bank of South Harpeth River; thence down said river as follows: North 31 Deg. 30' west 58.5 feet; North 19 Deg. west 133.5 feet to an iron stake; thence leaving river going north 2 Deg. 30' east 352 feet, more or less, to an iron stake with a large box elder pointer in Zell King's east line, also the southwest corner of the 10.07 acre tract conveyed to Malcolm H. Lucy and wife, by deed from Lovell N. Smith and wife of record in Book 3128, Page

593, said Register's Office; thence with said Lucy's southerly line North 89 Deg. 30' east 753 feet to an iron stake, the southwest corner of Malcolm Lucy's 14.3 acre tract; thence with said 14.3 acre tract north 86 Deg. east 750 feet to the beginning, containing 11.25 acres, more or less.

Included in the above description but excluded there from is a tract of land in the 9th Civil District of Davidson County, Tennessee, being the extreme easterly portion of Kenneth H.Haislip's11.25 acre tract as recorded in Register's Office for Davidson County, Tennessee, Book 4392, Page 124, containing .88 acres more or less.

Beginning at an iron pin, an inner corner of the 14.3 acre tract conveyed to Malcolm H. Lucy and wife, by deed from Lovell N. Smith and wife, of record in Book 2745, Page 551, Register's Office for said County; thence with his line south 5 Deg. east passing his corner at 200 feet, in all 220 feet to a stake at the junction of a 50 foot roadway, which extends 30 feet wide for 228 feet past this point, thence South 84 Deg. W 166 feet to an iron pin in a fence row; thence North 8 Deg. 45' west along a fence row; 226 feet to an iron pin in corse fence, Malcolm Lucy's line; thence 86 Deg. east along a fence row 180.75 feet to the point of beginning, containing .88 acres, more or less.

Included in the above description but excluded there from is a Tract of land in the 9th Civil District, described as follows:

BEGINNING at an iron rod situated at the Southwest corner of the William Mark Henry and Alicia J. Henry property as of record in Deed Book 6320, Page 985, R.O.D.C., Tennessee, said point also being situated in the northerly line of the Jimmy W. Odum property as of record in Deed Book 4890, Page 707, R.O.D.C., Tennessee.

Thence N. 86° 43' 24" E, a distance of 92.61 feet to a point; thence S. 03° 02' 40" E, a distance of 100.38 feet to a point; thence S. 88 05' 39" W, a distance of 636.20 feet to a point; thence S. 84° 50' 05" W, a distance of 545.88 feet to a point; thence N. 02° 52' 27" W, a distance of 150.00 feet to a point; thence S. 89° 44' 32" E, a distance of 551.02 feet to a point; thence N. 88 05' 39" E, a distance of 538.52 feet to the point of beginning and containing 3.0 acre of land more or less.

Conveyed herewith is the easement for ingress and egress as reflected in the Deed of Record in Book 3131, Page 455, said Register's Office.

Being the same property conveyed to Clay Staley and Julia C. Hargrove, husband and wife, by Quitclaim Deed from William Mark Henry and wife, Alicia Henry, of record at Instrument No. 20121127-0108885, Register's Office for Davidson County, Tennessee, dated November 13, 2012, and recorded on November 27, 2012.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 9044 S. Harpeth Court, Nashville, TN 37221.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 EFFECTIVE AS OF August 15, 2017:

Clay L. Staley

Julia C. Hargrove nka Julia H. Staley by Clay L Staley AIF
Julia C. Hargrove nka Julia H. Staley

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, Clay L. Staley ~~and Julia Hargrove~~, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 15th day of August, 2017.

My Commission Expires: 5-25-20

Notary Public

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE	)	**ACKNOWLEDGEMENT FOR**
	)	**SIGNATURE MADE BY**
COUNTY OF WILLIAMSON	)	**ATTORNEY-IN-FACT**

Personally appeared before me, a Notary Public of said County and State, Clay L. Staley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Julia C. Hargrove nka Julia H. Staley ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 15th day of August, 2017.

My Commission Expires: 5-25-20

Notary Public

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

20171293R

True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

