THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P17-23790

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF September, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 4836 DEEDWARR
09/26/2017 10:00:34 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20170926-0098328

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deidre Defelice	New Owner	MAP
2021 Olga Avenue		PARCEL 073-01-0-029.00
Nashville, TN 37216-2931		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Elaine P. Wuester, unmarried and Joseph Wuester, married, the said Elaine P. Wuester, reserving a life estate**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Deidre Defelice, unmarried**

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 31, Block G on the Plan of Country Club Estates of record in Plat Book 843, Page 95, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Elaine P. Wuester by Warranty deed from Stephanie Sabrina Irvin, unmarried of record in Instrument No. 20110510-0035917 Register's Office for Davidson County, Tennessee, dated May 06, 2011 and recorded on May 10, 2011.

Being the same property conveyed to Elaine P. Wuester, unmarried and Joseph Wuester, as tenants in common with right of survivorship by Quitclaim deed from Elaine P. Wuester, unmarried of record in Instrument No. 20140624-0055201 Register's Office for Davidson County, Tennessee, dated June 18, 2014 and recorded on June 24, 2014.

Being the same property conveyed to Elaine P. Wuester and Joseph Wuester, both unmarried, the said Elaine P. Wuester, reserving a life estate by Deed Reserving Life Estate from Elaine P. Wuester and Joseph Wuester, both unmarried, as tenants in common with right of survivorship of record in Instrument No. 20141030-0100050 Register's Office for Davidson County, Tennessee, dated October 17, 2014 and recorded on October 30, 2014.

Troy Raley, joins in this conveyance for the purpose of conveying any and all marital interest he may have in subject property as the spouse of Joseph Wuester.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **2021 Olga Avenue, Nashville, TN 37216-2931.**

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 we do covenant with the said GRANTEES

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 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 _____ hand( ) this the 25th day of September, 2017.

Elaine P. Wuester
Elaine P. Wuester

Joseph Wuester
Joseph Wuester

Troy V. Raley
Troy Raley

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Elaine P. Wuester** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 25th day of September, 2017.

TRACEY PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

My Commission expires: 1-8-19 Tracey Perry
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joseph Wuester** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25th day of September, 2017.

TRACEY PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

My Commission expires: 1-8-19 Tracey Perry
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Troy Raley** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25th day of September, 2017.

TRACEY PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

My Commission expires: 1-8-19 Tracey Perry
Notary Public