Bill Garrett Davidson County
Batch# 16793 DEEDWARR
10/23/2017 12:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20171023-0108339

THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P17-23892	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 380,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF October, 2017 Notary Public MY COMMISSION EXPIRES: 5/15/2021 (AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dianne Conlee	New Owner	MAP
2004 Olga Avenue		PARCEL 073-01-0-045.00
Nashville, TN 37216		
(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, **Joseph Wuester and Troy Raley, married to each other**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dianne M. Conlee, single woman**

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 the South one-half of Lot No. 7 and the North 100 feet of Lots 8 and 9 of Block "H" on the Plan of Map 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 and further described according to a survey by John Kohl, dated December 27, 1984, as follows:

Said parts of said lots adjoin and front together 150 feet on the Easterly side of Olga Avenue and run back between parallel lines 130 feet to a dead line in the rear measuring 150 feet thereon.

Being the same property conveyed to Joseph Wuester, an unmarried man and Troy Raley, an unmarried man, as joint tenants with rights of survivorship by Warranty deed from Cary Anderson, a married man of record in Instrument No. 20090708-0063763 Register's Office for Davidson County, Tennessee, dated May 22, 2009 and recorded on July 08, 2009.

Being the same property conveyed to Joseph Wuester, an unmarried man and Troy Raley, an unmarried man by Quitclaim deed deed from Joseph Wuester, an unmarried man and Troy Raley, an unmarried man of record in Instrument No. 20100430-0032880 Register's Office for Davidson County, Tennessee, dated April 23, 2010 and recorded on April 30, 2010.

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 **2004 Olga Avenue, Nashville, TN 37216.**

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 12th day of October, 2017.

Joseph Wuester

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 **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 for the purposes therein contained.

Witness my hand and official seal this the 12th day of October, 2017.

My Commission expires: March 3, 2020

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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 12th day of October, 2017.

My Commission expires: March 3, 2020

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

True Copy Certification

I, Lavinia Tribble, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Lavinia Tribble who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-15-2021

{Notary Seal}

