NEW OWNER:

Dwayne Langston Fisel, Sr.
Zadie Starlet Fisel
2428 Kimberly Drive
Nashville, TN 37214

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 17-0613 FR

Parcel 073-07-0-019.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 18169 **DEEDWARR**
10/25/2017 01:43:52 PM 3 pgs
Fees: $18.00 Taxes: $910.20

20171025-0109526

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Forty-Six Thousand and 00/100 Dollars** (**$246,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **ALLISON WELLS KEITH, a married woman, formerly known as ALLISON JOAN WELLS** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **DWAYNE LANGSTON FISEL and wife, ZADIE STARLET FISEL** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 302 on the Plan of Sunset View, Section Six of record in Plat Book 2900, Page (s) 54 and 55, 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 Allison Joan Wells, unmarried woman by Warranty deed from Jane E. Keith of record in Instrument No. 20130813-0084919 Register's Office for Davidson County, Tennessee, dated August 09, 2013 and recorded on August 13, 2013.

Being improved property also known as 2428 Kimberly Drive Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 13th day of **October, 2017.**

Allison Wells Keith formerly known as Allison Joan Wells

ALLISON WELLS KEITH, formerly known as ALLISON JOAN WELLS

joining in this conveyance for the purpose of conveying any marital interest he may have in the above property

CHRISTOPHER KEITH, Joining in this conveyance for the purpose of conveying any marital interest he may have in the above property

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, ALLISON WELLS KEITH and CHRISTOPHER KEITH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of **October, 2017.**

Jacqueline G Brown

NOTARY PUBLIC

My commission expires: 11-5-18

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **246,000.00** .

AFFIANT

Sworn to and subscribed to before me this 13th day of **October, 2017**.

NOTARY PUBLIC

My commission expires: 10/6/21

FRANK W. ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY