Bill Garrett Davidson County
Batch# 26462 DEEDWARR
11/16/2017 02:33:52 PM 2 pgs
Fees: $13.00 Taxes: $984.20
20171116-0117912

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2017

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ryan Wiesjahn Randi Wiesjahn	MORTGAGE INVESTORS GROUP	10709007600
(NAME)	(NAME)	
915 Patricia Dr.	8300 E WALKER SPRINGS LN, STE 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	KNOXVILLE, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, , **Robert L. Graham, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ryan Wiesjahn and Randi Wiesjahn, husband and wife,** 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:

Described property located in Davidson County, Tennessee, to-wit:

Lot Number 66 on the Plan of Patricia Heights, Section 1, as of record in Book 2331, Pages 130 and 131, Register's Office of Davidson County, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert L. Graham by Special Warranty Deed from HSBC Mortgage Services, Inc., of record in Instrument No. 20080908-0091845, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 915 Patricia Dr., Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 15th day of November, 2017.

Robert L. Graham

Robert L. Graham

State of Tennessee
County of ~~Davidson~~ Wilson

Personally appeared before me Robert L. Graham, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of November, 2017.

Notary Public
My Commission Expires:

KRYSTN T. BURRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-01-2019

File No.: 12664