34001

Bill Garrett Davidson County
Batch# 32403 DEEDWARR
12/01/2017 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,422.65
20171201-0122947

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $384,500.00.

Affiant

Subscribed and sworn to before me, this 30 day of November, 2017.

Notary Public

My commission expires

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Christian Buchert and Annie Newlin	Franklin Syrugy Bank ~~Christian Buchert and Annie Newlin~~	**115-02-0-077-00**
1101 Sparta Road	722 Columbia Ave ~~1101 Sparta Road~~	
Nashville, TN 37205	FRANKLIN, TN 37064 ~~Nashville, TN 37205~~	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,we,

Dirk G. Wiley and Kelly L. Gallutia

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Christian R. Buchert and Ann K. Newlin, Husband and Wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 149 on the Plan of Crest Meade, Section III of record in Plat Book 2331, Page 150, 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 Richard H. King by Warranty Deed from James A. Neff and Karen A. Fardella of record as Instrument No. 20010925-0103377 in the Register's Office for Davidson County, Tennessee; the said Richard H. King having since died testate on February 22, 2017, and by his Last Will and Testate of record as Docket No. 17P568 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, the subject property was devised to Dirk G. Wiley and Kelly L. Gallutia.

Dirk G. Wiley and Kelly L. Gallutia, Executors of the Estate of Richard H. King, join in this conveyance to convey any interest they may have in the subject property as Executors of the Estate of Richard H. King.

This is improved property known as 1101 Sparta Road, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on the Plan of Crest Meade, Section III, of record in Plat Book 2331, page 150, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 30 day of November, 2017.

Dirk G Wiley, Individually and as Executor

Kelly L. Gallutia, Individually and as Executor

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, Dirk G Wiley and Kelly L Gallutia, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, individually and as Executors of the Estate of Richard H. King, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 30 day of November, 2017.

Notary Public

My Commission Expires: 7.19.21

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SP 11/2015

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

