PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

Bill Garrett Davidson County
Batch# 66905 DEEDWARR
03/09/2018 10:02:28 AM 2 pgs
Fees: $13.00 Taxes: $925.00
20180309-0022367

Prepared By & ~~Return To~~:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0370

STATE OF Tennessee
COUNTY OF Sumner

MARTHA A. VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF TROUSDALE
My Comm. Expires

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Sarah McDooley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 01 day of March, 2018

Martha A. Vaughn
Notary Public
Commission Expires: 10-25-21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Laurie Wilson 425 Moss Trail Goodlettsville, TN 37072	Highlands Mtg. 12001 N. Central Expressway Ste 750 Dallas TX 75243	026-13-0-007.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Michael Lloyd Kiley and Patricia A. Kiley and Kaitlyn E. Kiley, as tenants in common with right of survivorship

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Laurie Ann Wilson, a 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 Lot No. 53 on the Plan of Goodlettsville Heights Subdivision, Section Number Two of record in Plat Book 1424, Page(s) 120 and 121, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 53 fronts 65 feet on the Southerly side of Moss Trail Road and runs back 328.2 feet on the Easterly line and 364.3 feet on the Westerly line, to a dead line measuring 152 feet thereon.

Being the same property conveyed to Paul Todd Varble et ux, Nicole L. Varble by Warranty Deed from Tina B. Ogle, a Widow of record in Book 8000, Page 282, Register's Office for Davidson County, Tennessee, dated December 01, 1989 and recorded on December 06, 1989.

Being the same property conveyed to W. William Davis, Trustee by Double Quitclaim Deed from Paul Todd Varble and Nicole L. Varble of record in Instrument No. 20000516-0049293, Register's Office for Davidson County, Tennessee, dated May 15, 2000 and recorded on May 16, 2000 and within the same deed the said W. William Davis, Trustee conveyed his interest in the subject property to Paul Todd Varble, an unmarried man.

Being the same property conveyed to Paul Todd Varble and wife, Georgia Ann Varble by Quitclaim Deed from Paul Todd Varble of record in Instrument No. 20020821-0100880 Register's Office for Davidson County, Tennessee, dated August 16, 2002 and recorded on August 21, 2002.

Being the same property conveyed to Michael Lloyd Kiley and Patricia A. Kiley and Kaitlyn Kiley, as tenants in common with right of survivorship by Warranty Deed from Paul Todd Varble and wife, Georgia Ann Varble of record in Instrument No. 20170403-0032018, Register's Office for Davidson County, Tennessee, dated March 31, 2017 and recorded on April 03, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 425 Moss Trail, Goodlettsville, TN 37072.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 07 day of March, 2018.

Michael Lloyd Kiley

Patricia A. Kiley

Kaitlyn E. Kiley

STATE OF Michigan
COUNTY OF Leelanau

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Michael Lloyd Kiley and Patricia A. Kiley and Kaitlyn E. Kiley

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.

Witness my hand and official seal at Suttons Bay (city), Michigan this 7th day of March, 2018.

Notary Public

My Commission Expires: 02/02/20

(Notary Seal)

AMANDA L CLARK
Notary Public, State of Michigan
Grand Traverse County, MI
My Commission Expires 02-02-20