Bill Garrett Davidson County
Batch# 99924 DEEDWARR
06/04/2018 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20180604-0053154

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of May, 2018.

Notary Public

My commission expires: 7/2/18

(Notary Stamp)

MARTHA BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Kyle T. Wisniewski and Lilliana R. Angeles	Kyle T. Wisniewski and Lilliana R. Angeles	128-10-0-142.00
212 Colt Dr	212 Colt Dr	
Nashville, TN 37221	Nashville, TN 37221	

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, I,

Michael D. Anderson, unmarried and Teresa A. Chaney, unmarried

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

Liliana R. Angeles and Kyle T Wisniewski, wife and husband

(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. 139 on the Plan of Stacy Square, Section 4, as of record in Book 4460, Page 12, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 139 begins at a point on the Southeast margin of Colt Drive being a common point of Lots No. 139 and 140; thence Southeasterly 171.2 feet to a point; thence Northerly 41.9 feet to a concrete monument; thence North 72.0 feet to a concrete monument; thence Northwesterly 95.5 feet to a point on the Northeast margin of Colt Drive; thence along Colt Drive 80.00 feet to the point of beginning.

BEING the same property conveyed to Michael D. Anderson and Teresa A. Chaney by Executor's Deed from Michael D. Anderson, Executor of the Estate of Trudy L. Anderson, deceased of record in Instrument No. 20180416-0035698 Register's Office for Davidson County, Tennessee, dated April 12, 2018.

This is improved property known as **212 Colt Dr, Nashville, TN 37221.**

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 the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record 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 31st day of May, 2018.

Michael D. Anderson

Teresa A. Chaney by Michael D. Anderson, Attorney-In-Fact

Attorney In Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the aforesaid, personally appeared Michael D. Anderson, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **himself and Teresa A Chaney** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Teresa A Chaney, and is authorized by Teresa A. Chaney to execute this instrument on her behalf.

Witness my hand and official seal this 31st day of May, 2018.

Notary Public
My Commission Expires: 4.24.19

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 18-001175-526

SP 11/2015

True Copy Certification

I, MARTHA BROWN, 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 Sumner

Personally appeared before me, GregoryDVadner, a notary public for this county and state, Martha Brown, 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: 4.24.19

Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY