Karen Y Johnson Davidson County
Batch# 169799 **DEEDWARR**
12/04/2018 09:01:35 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20181204-0118000

WARRANTY DEED

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of November, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2021

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 372

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Francesca Jo Wiles Janice Jean Wiles	**NEW OWNER**	0601106B01600CO
(NAME)	(NAME)	
738 Cottage Park Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, I, **Alexander Keene, single,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Francesca Jo Wiles, an unmarried woman and Janice Jean Wiles, a married woman, as joint tenants with right of survivorship** 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 Unit Number 16, Cottage Park, as established by Declaration of Covenants, Conditions and Restrictions for Cottage Park, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20151203-0122006, amended in Instrument Number 20160126-0007567 and further amended in Instrument Number 20160928-0102452, in the Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive legal description.

Being the same property conveyed to Alexander Keene, single, by deed from D225, LLC, a Tennessee limited liability company, of record in Instrument Number 20161128-0124697.

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

unimproved ☐

This is improved ☑ property, known as 738 Cottage Park Dr., Nashville, TN 37207
(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 29th day of November, 2018.

Alexander Keene

State of Tennessee
County of Davidson

Personally appeared before me Alexander Keene, 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 29th day of November, 2018.

Notary Public
My Commission Expires:

File No.: 13598

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020