This instrument was prepared by:
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615) 822-8321 fax

Karen Y Johnson Davidson County
Batch# 174605 **DEEDWARR**
12/17/2018 09:27:38 AM 2 pgs
Fees: $13.00 Taxes: $643.80
20181217-0122190

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, WE, **DEREK S. WIEK, UNMARRIED**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AARON D. WIEK, AN UNMARRIED PERSON,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 61 ON THE PLAN OF PLEASANT ACRES, SECTION II, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2133, PAGE 75, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

SAID LOT NO. 61 FRONTS 96.59 FEET ON THE EASTERLY SIDE OF BEAUMONT DRIVE AND RUNS BACK BETWEEN LINES, MEASURING 150.05 FEET ON THE SOUTHLINE AND 139.82 FEET ON THE NORTH LINE TO A DEAD LINE IN THE REAR, MEASURING 71 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO DEREK S. WIEK, UNMARRIED, BY WARRANTY DEED FROM JOHN MATTHEW GARRETT, A MARRIED PERSON, RECORDED ON SEPTEMBER 5, 2013, OF RECORD IN INSTRUMENT NO. 20130905-0093904, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 903 BEAUMONT DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 14th day of December, 2018.

Derek S Wiek
DEREK S. WIEK

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, Derek S. Wiek with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 14th day of December, 2018.

Lori Buie
NOTARY PUBLIC
My commission expires: 9/25/19

LORI BUIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$174,000.00.**

Affiant

Subscribed and sworn to before me, this the 14th day of December, 2018.

Lori Buie
NOTARY PUBLIC
My commission expires: 9/25/19

LORI BUIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address New Owner(s) as follows:
AARON D. WIEK
903 BEAUMONT DRIVE
MADISON, TN 37115

Send Tax Bills To:
Same as above

MAP/PARCEL: 051-03-0/131.00