This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

Karen Johnson Davidson County
Batch# 239424 DEEDWARR
06/05/2019 02:28:54 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00

20190605-0053861

WARRANTY DEED

THIS INDENTURE, made this 21st day of December, A.D., 2018, by and between

Derek A.C. Wiseman and wife, Desha D. Wiseman

First Parties, and

Kevin P. Lee and Mary M. Lee, husband and wife,

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ——One and NO/100——Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, TN, Being Lot No. 43 on the Plan of West Meade Farms, Section 3, of record in Book 1835, Page 4, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Derek A. C. Wiseman and wife, Desha D. Wiseman by Deed dated October 16, 1996 from Imogene B. Shea, unmarried, recorded October 22, 1996, in Book 10233, Page 337, in the Official Records of Davidson County, Tennessee.

OWNER:
Kevin P. Lee and Mary M. Lee
118 Allendale Dr.
Nashville TN 37205

RESPONSIBLE TAXPAYER:
Regions Bank
P.O. Box 2153, Dept 2520
Birmingham, AL 35287

CLT # 115-16-0-092

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

x _____ x _____

Derek A.C. Wiseman Desha D. Wiseman

✓STATE OF Tennessee

✓COUNTY OF Davidson

Personally appeared before me, Derek A.C. Wiseman and wife, Desha D. Wiseman, 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, at office, this 21st day of December, 2018.

✓ _____

Notary Public

My Commission Expires: ✓ July 8, 2019

SUSAN M. CARROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 8, 2019

OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 550,000.00.

Affiant

STATE OF Tennessee, COUNTY OF Davidson

Subscribed and sworn before me this the 5th day of June, 2019.

Signature of Notary Public

Debbie Mann

Printed Name of Notary

9-2522

Commission Expiration

Notary Seal

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022