Karen Johnson Davidson County
Batch# 244657 DEEDWARR
06/18/2019 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20190618-0058385

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

Subscribed and sworn to before me, this 14TH DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 8/16/20

(AFFIX SEAL)

ELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-16-2020

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James F. Kanelos and Rebekah M. Kanelos husband and wife	Wells Fargo Bank (NAME)	
7753 Wilkinson Road (ADDRESS)	P.O. BOX 51162 (ADDRESS)	009-00-0-169.00
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Los Angeles, CA 90051-5462 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Jeremy Chaloupka, unmarried and Amanda Tibble, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James F. Kanelos and Rebekah M. Kanelos husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW

TRACT 9: BEGINNING AT AN IRON PIN IN THE WESTERLY MARGIN OF WILKINSON ROAD AT THE SOUTHEAST CORNER OF THIS TRACT AND BEING 1911.71 FEET NORTHWARDLY FROM THE NORTHERN LINE OF THE JOHN W. KINCOR PROPERTY OF RECORD IN DEED BOOK 5079, PAGE 173, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS MEASURED ALONG THE MARGIN OF WILKINSON ROAD, THENCE LEAVING SAID ROAD S 87 DEGREES 41' 59" W 922.86 FEET TO AN IRON PIN; THENCE S 02 DEGREES 27' 17" E 239.85 FEET TO AN IRON PIN; THENCE S 88 DEGREES 07' 36" W 971.79 FEET TO A POINT IN THE CENTER LINE OF A CREEK; THENCE WITH THE CENTER OF THE CREEK THE FOLLOWING CALLS: N 51 DEGREES 58' 50" E 232.15 FEET TO A POINT; THENCE N 46 DEGREES 44' 54" E 94.25 FEET TO A POINT; THENCE N 74 DEGREES 09' 26" E 167.11 FEET TO A POINT; THENCE N 61 DEGREES 03' 23" 86.55 FEET TO A POINT; THENCE N 82 DEGREES 03' 30" E 63.87 FEET TO A POINT; THENCE N 50 DEGREES 22' 32" E 202.40 FEET TO A POINT; THENCE LEAVING THE CREEK N 87 DEGREES 41' 56" E 628.58 FEET TO AN IRON PIN; THENCE N 63 DEGREES 43' 56" E FEET TO AN IRON PIN; THENCE N 87 DEGREES 41' 56" E 150.00 FEET TO AN IRON PIN IN THE MARGIN OF SAID WILKINSON ROAD; THENCE WITH SAID ROAD THE FOLLOWING CALLS: S 19 DEGREES 40' 20" E 29.88 FEET TO A POINT; THENCE S 08 DEGREES 02' 33" W 58.06 FEET TO A POINT; THENCE S 12 DEGREES 21' 45" W 57.51 FEET TO A POINT; THENCE S 13 DEGREES 55' 41" W 62.38 FEET TO A POINT; THENCE S 09 DEGREES 43' 39" W 38.58 FEET TO A POINT OF BEGINNING, CONTAINING 11.06 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JEREMY CHALOUPKA, UNMARRIED AND AMANDA TIBBLE, UNMARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, BY WARRANTY DEED FROM JENNY L. FARMER AND HUSBAND, CHRISTOPHER D. FARMER, OF RECORD IN INSTRUMENT NO. 20130909-0094773, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TE TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 7753 Wilkinson Road, Joelton, TN 37080
(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

WARRANTY DEED
(Continued)

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 hand(s) this 14th day of June, 2019.

Jeremy Chaloupka

Amanda Tibble

STATE OF Wisconsin

COUNTY OF Oneida

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeremy Chaloupka, Unmarried and Amanda Tibble, Unmarried, the herein bargainor(s), 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, this the 14th day of June, 2019.

Notary Public

My Commission Expires: 11/12/2021

(SEAL)

DAWN ELIZABETH HURNING NOTARY PUBLIC STATE OF WISCONSIN

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

True Copy Certification

I, Kelsie Holloway, 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.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Gary B. Fisher a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gary B Fisher
Notary's Signature

GARY B. FISHER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 12-18-2022
Notary' Seal (if on paper)