398

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 248518 DEEDWARR
06/25/2019 03:54:33 PM 2 pgs
Fees: $13.00 Taxes: $1,735.30

20190625-0061641

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $469,000.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS 8TH DAY OF

Notary Public

MY COMMISSION EXPIRES: 3/8/22
(Affix Seal)

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

**THIS INSTRUMENT WAS PREPARED BY:**
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ashley Wike<br>And<br>Saundra Wike | ~~Same as Owner~~<br>CapStar Bank | 83 – 13Q – 1.00 |
| 1414 A Boscobel St | 2002 Richard Jones Rd #300A | |
| Nashville TN 37206 | Nashville TN 37215 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **John T. Englett, a married man**_HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **Ashley Wike, a Married Woman and Saundra Wike, 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 A of Homes at 1414 Boscobel Street, as shown on the plat attached as Exhibit B to the Declarations of Covenants, Conditions and Restrictions for Homes at 1414 Boscobel Street, a Horizontal Property Regime with Private Elements, of record in Instrument No. 201406190053583, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to John T Englett, married by Warranty Deed from Jahzeel Collado and Malanie Re dated 9/20/18 and filed for record on 9/25/18 of record in Book 201809250094752, said Register's Office for said County:

This property is not a marital residence and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 260-2-307 or other similar stature.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (X ) Property, known as **1414 A Boscobel Street Unit A Nashville, TN 37206**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 our hands this 24th day June of ,2019 .

John T. Englett

**John T. Englett**

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John T. Englett, a married man the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day June of 2019 , .

Commission Expires: 3/2/21

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires:_____

Notary Public