Karen Johnson Davidson County
Batch# 274879 DEEDWARR
08/21/2019 04:17:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20190821-0084176

WARRANTY DEED

BECKY A. MEAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

A-TW-19-1207

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 01/28/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeffrey Dean Sears and Debra Hamilton Sears	**New Owner**	
(NAME)	(NAME)	
3001 Knoll Top Lane #3012		**071-16-0-291.00**
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WISER DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEFFREY DEANE SEARS, A MARRIED PERSON AND DEBRA HAMILTON SEARS, A MARRIED PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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, being the Northerly 10 feet of Lot No. 384, all of Lot No. 385, and the Southerly 10 feet of Lot No. 386 on the Plan of Oakwood Park of record in Book 421, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said parts of said lots adjoin and front together 50 feet on the Easterly side of Montgomery Avenue, formerly Ninth Street and runs back between parallel lines 135.2 feet on the South line and 154.4 feet on the North line, to the right-of-way of the L. and N. Railroad on which it measures 53.55 feet.

Being the same property conveyed to Charles Howard Fite, III, and wife, Ernestine S. Fite by Cash Deed for Tennessee from Philip N. Brownstein of record in Book 3829, Page 47, Register's Office for Davidson County, Tennessee, dated October 26, 1964 and recorded on November 05, 1964.

Ernestine S. Fite having since died on May 13th, 2001 leaving Charles Howard Fite III as sole surviving tenant by the Entirety.

Charles Howard Fite III having since died on May 03, 2016 leaving Brigett Anita Fite, Pamela Yvette Fite and Charles Howard Fite IV as heirs at law as evidenced by Affidavits of Heirship recorded in Instrument No 20190522-0048598, Register's Of\u64257?ce for Davidson County, Tennessee, and evidenced by Petition to Probate Intestate Estate in the Circuit Court for Davidson County Probate Division Case # 16P1656.

Being the same property conveyed to Wiser Development Group, LLC, a Tennessee limited liability company by Warranty deed from Charles Howard Fite, III, a single man and Brigett Anita Fita, a single woman and Pamela Yvette Fite, a single woman of record in Instrument No. 20190522-0048599 Register's Office for Davidson County, Tennessee, dated May 20, 2019 and recorded on May 22, 2019.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Book 421, Page 12, Register's Office for Davidson County, Tennessee.
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1207 Montgomery Avenue, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 20 DAY OF AUGUST, 2019.

Wiser Development Group, LLC, a Tennessee limited liability Company

BY: _____
Thomas Wiser
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS WISER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of WISER DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th of August, 2019.

_____
Notary Public
My Commission Expires: 10-7-19
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Sandra Meeker, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appears before me, Cortney Kaminski, a notary public for this County and State, Sandra Meeker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's/Signature

My Commission Expires: _____
Notary' Seal (if on paper)

