Name and Address of New Owner:
Ryan Nicoletto and Cynthia Nicoletto
1622 Union Hill Road
Goodlettsville, TN 37072

Send Tax Bills To:
The Mortgage Firm, Inc.
921 Douglas Avenue, Suite 200
Altamonte Spring, FL 32714

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 277311 DEEDWARR
08/28/2019 01:01:59 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20190828-0086858

Map & Parcel No: 01700002200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Bobby Wilson and Derek Vandlen, as tenants in common**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ryan Nicoletto and Cynthia Nicoletto, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land located in the 10th Civil District of Davidson County, Tennessee, described as follows:

Beginning at an old iron pin in the north right-of-way line of Union Hall Road, said pin being located North 03 Degrees 06 Minutes 17 Seconds East 454.36 feet from the centerline intersection of Lickton Pike and Union Hall Road; thence along said right-of-way line North 81 Degrees 05 Minutes 05 Seconds West 40.41 feet to a new iron pin; thence continuing along right-of-way line with a curve turning to the left with an arc length of 159.76 feet, with a radius of 405.85 feet, with a chord bearing of North 71 Degrees 08 Minutes 50 Seconds West, with a chord length of 158.73 feet, to a new iron pin; thence continuing along said right-of-way line North 82 Degrees 25 Minutes 26 Seconds West 188.18 feet to an old iron pin at an existing pipe; thence along the Jeanette Davis Property (recorded in quitclaim deed 200607 18-0086177) North 17 Degrees 46 Minutes 46 Seconds East 223.74 feet to a new iron pin; thence along the Jack Alan Fuller Property (recorded in deed book 8488, page 129) for the next two calls as follows: South 77 Degrees 52 Minutes 33 Seconds East 269.00 feet to a new iron pin; thence South 39 Degrees 53 Minutes 44 Seconds East 82.22 feet to a new iron pin; thence along the Leslie and Jamie Bennett Property (recorded in deed book 20110420-0030612) South 02 Degrees 24 Minutes 13 Seconds West 176.00 feet to the point of beginning containing an area of 1.71 acres as surveyed by Ben R. Weakley, RLS 3285 of Weakley Brothers Engineering on August 15, 2019, Job Number 19-477.

Being the same property conveyed to Bobby Wilson and Derek Vandlen, as tenants in common by Warranty Deed from Vicki Brasher Gallagher, a married woman dated April 19, 2019 and filed of record in Instrument No. 20190425-0038063, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2019 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as 1622 Union Hill Road, Goodlettsville, TN 37072

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of August, 2019.

_____(SEAL)
Bobby Wilson

_____(SEAL)
Derek Vandlen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of August, 2019, before me personally appeared Bobby Wilson and Derek Vandlen, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of August, 2019.

_____
Notary Signature
My commission expires: 11-8-21

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $390,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
27th day of August, 2019.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

Notary Public
My commission expires:
File No. 19-486