Karen Johnson Davidson County
Batch# 284622 DEEDWARR
09/12/2019 09:25:28 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20190912-0092380

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT190800284

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
10th day of September, 2019

Notary Public

MY COMMISSION EXPIRES: 12-22-19

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dirk Wiley **820 Old Dickerson Pike** **Goodlettsville, TN 37072**	NEW OWNER	**025-15-0-009.00**

FOR AND IN 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,

Allen D.Wiley, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dirk Wiley and Sandra Wiley, husband and wife

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:

TRACT 1:

LAND in Davidson County, Tennessee, being Lot No. A, on the Plan of Section One, Solitude Acres, Part One, of record in Plat Book 3700, Page 48, Register's Office for Davidson County, Tennessee.

Said Lot A is described as beginning at a concrete monument in the southeasterly margin of Old Dickerson Road, being a common corners of Lot A and B; thence along the southeasterly margin of Old Dickerson Road, 297.90 feet to a concrete monument; thence around a curve 40.43 feet to a concrete monument in the northeasterly margin of Hitt Lane; thence along the northeasterly margin of Hitt Lane, 349.21 feet to a concrete monument; thence in a northeasterly direction 259.7 feet to a concrete monument being a common corner of Lots A and B; thence along the line between Lots A and B, 352.0 feet to the point of beginning, containing 2.42 acres, more or less.

BEING the same property conveyed to Allen D. Wiley, unmarried by Quitclaim Deed from Allen D. Wiley, widower, dated 7/22/13 and recorded 7/26/13 in Instrument No. 20130726-0077914; and being the same property previously conveyed to Allen D. Wiley and wife, Emily Ann G. Wiley by Warranty Deed from Hubert L. Worrell and wife, Minna Worrell, dated 12/2/65 and recorded 12/3/65 in Book 3965, Page 48, Register's Office for Davidson County, Tennessee. The said Emily Ann G. Wiley having predeceased her husband on June 22, 2003, vesting property in remaining spouse by operation of law.

TRACT 2:

LAND in Davidson County, Tennessee, being the southwesterly one-half of Lot No. B on the plan of Section One, Solitude Acres, Part One, of record in Plat Book 3700, Page 48, Register's Office for Davidson County, Tennessee.

Said southwesterly one-half of Lot No. B fronts 80.545 feet on the southeasterly margin of Old Dickerson Road and runs back on the southwesterly line, being a common line between Lots A and B of said plan, and 352.0 feet on the northeasterly line to a dead line in the rear on which it measures 64.75 feet thereon.

BEING the same property conveyed to Allen D. Wiley and wife, Emily Ann G. Wiley by Warranty Deed from Hubert L. Worrell and wife, Minna Worrell, dated 12/20/65 and recorded 5/10/66 in Book 4014, Page 651, Register's Office for Davidson County, Tennessee. The said Emily Ann G. Wiley having predeceased her husband on June 22, 2003, vesting property in remaining spouse by operation of law.

Subject to Agreement for dedication of Easement for Sanitary Sewer to the City of Goodlettsville, Tennessee of record in Book 7695, Page 665 and Book 7695 Page 668, Register's Office for Davidson County Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Unimproved ( )

This is improved (X) property known as **820 Old Dickerson Pike, Goodlettsville, TN 37072**

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 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 10th day of September, 2019.

Allen D Wiley by Wendla Wiley Attorney in Fact

Allen D. Wiley
by Wendla Wiley - Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 10th day of September, 2019, before me personally appeared Wendla Wiley to me known to be the person who executed the foregoing instrument in behalf of Allen D. Wiley as his Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Wendla Wiley.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of September, 2019.

Commission Expires: 12-22-19

Cheryl M Rodgers
Notary Public

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD