Name and Address of New Owner:
David Wilder and Linda Wilder
4128 Brandywine Pointe Boulevard
Old Hickory, TN 37138

Send Tax Bills To:
New Owner

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

Karen Johnson Davidson County
Batch# 285059 DEEDWARR
09/12/2019 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20190912-0092559

Map & Parcel No: 064030B02000CO

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, **Michael J. Lyles and Anitta Lyles, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **David Wilder and Linda Wilder, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot No. 233 on the plan of Brandywine Pointe Subdivision, Phase 1, Section 2, of record in Book 7900, page 172, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part or the same the same property conveyed to Michael J. Lyles and Anitta Lyles, as husband and wife by Warranty Deed from Peggy Lanning Dean, Trustee of The Peggy Lanning Dean Living Trust, established by the Revocable Trust Agreement of Peggy Lanning Dean, dated December 14, 2005wlth full power to transfer and convey with out the joinder of any beneficiary and Billy Ray Dean, dated May 15, 2014, of record in Instrument No. 20140516-0042341, 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: 4128 Brandywine Pointe Boulevard, Old Hickory, TN 37138

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 31st day of July, 2019.

Michael J. Lyles (SEAL)

Anitta Lyles (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of July, 2019, before me personally appeared Michael J. Lyles and Anitta Lyles, 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 31st day of July, 2019.

WILLIAM D. CASTLEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My commission expires: 05/09/2023

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 **$600,000.00**, 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 31st day of July, 2019.

CONNIE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public
My commission expires: 11/5/2019
File No. 19-455

True Copy Certification

I, Connie Taylor, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

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

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Nashville, TN 37212