G#32720-2 BOX #14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 331315 DEEDWARR
12/18/2019 08:40:46 AM 2 pgs
Fees: $13.00 Taxes: $1,250.60

20191218-0130398

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/17/21
(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hillary Smith, McMichael & Gray, P.C., 424 Church Street, Suite 2000, Nashville, TN 37219

File No.: TN-NAS-190233-PUR

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Whitney Anne Gutgsell	CapStar Bank	060-11-0B-016.00-CO
(NAME)	(NAME)	
738 Cottage Park Drive	2002 Richard Jones Rd, Ste 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, FRANCESCA JO WILES, AN UNMARRIED WOMAN, AND JANICE JEAN WILES, A MARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WHITNEY ANNE GUTGSELL, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEES, HER 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 No. 16 on the Plan of Cottage Park, a Horizontal Property Regime With Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Cottage Park, a Horizontal Property Regime With Private Elements, of record in Instrument Number 20151203-0122006, as amended by First Amendment in Instrument Number 20160126-0007567 and 2nd Amendment in Instrument Number 20160928-0102452, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Cottage Park, as shown on Exhibit "B" to the First Amendment to the Declaration of Covenants of record in Instrument No. 20160126-0007567, Register's Office for Davidson County, Tennessee, for a more complete identification and descritpion of said unit.

Being the same property conveyed to Francesca Jo Wiles, an unmarried woman and Janice Jean Wiles, a married woman, as joint tenants with right of survivorship by Warranty deed from Alexander Keene, single of record in Instrument No. 20181204-0118000 Register's Office for Davidson County, Tennessee, dated November 29, 2018 and recorded on December 04, 2018. The herein described property is not now nor has ever been the principal place of residence of Janice Jean Wiles, the herein described grantor, or her spouse.

unimproved ☐
This is improved ☒ property, known as 738 Cottage Park Drive, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 17th day of December, 2019.

FRANCESCA JO WILES BY JOHN LASATER AS HER ATTORNEY IN FACT
Francesca Jo Wiles by John Lasater as her Attorney in Fact

JANICE JEAN WILES BY JOHN LASATER AS HER ATTORNEY IN FACT.
Janice Jean Wiles by John Lasater as her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of December, 2019, before me personally appeared John Lasater, as Attorney in Fact for Francesca Jo Wiles and Janice Jean Wiles, to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described herein and who executed the foregoing instrument on behalf of Francesca Jo Wiles and Janice Jean Wiles pursuant to a Limited Durable Power of Attorney and who acknowledged the execution of the same to be the free act and deed of the said Francesca Jo Wiles and Janice Jean Wiles.

Witness my hand and official seal at Davidson County, Tennessee this 17th day of December, 2019.

Commission Expires: 7-4-20

Notary Public

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 2020

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020