Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 337073 DEEDWARR
01/02/2020 08:33:31 AM 2 pgs
Fees: $13.00 Taxes: $1,657.60

20200102-0000087

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 448,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2019

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caleb Wiley	New Owner	104-01-0F-014.00-C
(NAME) 341 Sylvan Park Lane	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

RACHEL A. SMITH AND REBECCA D. SMITH, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

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

CALEB WILEY, a single man

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:

Land in Davidson County, Tennessee, being Unit 14, West End Station Condominiums, as established under Master Deed of record in Instrument No. 20070712-0083315, amended in Instrument Nos. 20071220-0146057, 20080919-0095641, 20081029-0108160, and 20090825-0080074 in the Register's Office, Davidson County, Tennessee to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Rachel A. Smith and Rebecca D. Smith, as joint tenants with right of survivorship by Deed dated August 29, 2016 from Stephen D. Paris and Kathryn Bowman Paris, husband and wife, recorded September 6, 2016, in Instrument Number 20160906-0093229, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by 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 governmental and zoning regulations.

This *Improved* property is commonly known as: 341 Sylvan Park Lane, Nashville, TN 37209

LT&E File #16217

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 my/our hand(s) this 30th day of December, 2019

Rachel A Smith
Rachel A. Smith

Rebecca D. Smith
Rebecca D. Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of December, 2019, before me personally appeared Rachel A. Smith and Rebecca D. Smith, 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 30th day of December, 2019.

Notary Signature
My commission expires: 11/14/21

TRENT LEHMAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

LT&E File #16217