THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 191224076** Karen Johnson Davidson County Batch# 342845 DEEDWARR 01/14/2020 09:47:37 AM 2 pgs Fees: $13.00 Taxes: $477.30 20200114-0004839	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $129,000.00. Affiant Subscribed and sworn to before me, this 9th day of January, 2020. Notary Public My Commission Expires: 05/03/2020 NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Tier One Investments, LLC 110 Glancy St Ste 112 Goodlettsville, TN 37072	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 015-14-0-067.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Johanna Wilkes and husband, Michael Wilkes,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tier One Investments, LLC, a Tennessee limited liability company,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of William Hills, Section 2 of record in Plat Book 4460, Page 62, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Johanna Wilkes and husband, Michael Wilkes by Quitclaim deed from Johanna A. Dorough, a single person, and Joan M. Dorough, a married person, as tenants in common with right of survivorship of record in Instrument No. 20090430-0039411 Register's Office for Davidson County, Tennessee, dated April 24, 2009 and recorded on April 30, 2009.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4460, Page 62, Register's Office for Davidson County, Tennessee.

This is improved property located at 7617 Gerald Drive Joelton TN 37080

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of January, 2020.

Johanna Wilkes

Michael Wilkes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Johanna Wilkes and Michael Wilkes, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of January, 2020.

Notary Public

My Commission Expires: _____

