# Warranty Deed

Karen Johnson Davidson County
Batch# 410153 **DEEDWARR**
06/04/2020 01:44:15 PM 2 pgs
Fees: $13.00 Taxes: $851.00

20200604-0057592

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

Subscribed and sworn to before me, this the 2nd day of June, 2020.

Notary Public

My commission expires: 12/31/2020

LEAH HENESY NOTARY PUBLIC REG. #7533815 MY COMMISSION EXPIRES 12 31 2020 COMMONWEALTH OF VIRGINIA

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Daniel Blackmon<br>Angela J. Blackmon | Same as new owner | 162-16-0E-026.00-CO |
| 612 Bell Trace Circle | | |
| Antioch, TN 37013 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TREVOR J. WYLIE AND ASHLEY L. WYLIE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL BLACKMON AND ANGELA J. BLACKMON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 51 on the Plan of Section One, Bell Crest of record in Plat Book 7900, Page 753, 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 Trevor J. Wylie and Ashley L. Wylie, husband and wife by Warranty deed from Danny J. Gracey, married of record in Instrument No. 20170216-0015871 Register's Office for Davidson County, Tennessee, dated February 10, 2017 and recorded on February 16, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 612 Bell Trace Circle, Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of June, 2020.

Trevor J. Wylie

Ashley L. Wylie

STATE OF Virginia
COUNTY OF Roanoke

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Trevor J. Wylie and Ashley L. Wylie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this ~~3rd~~ 2nd day of June, 2020.

Notary Public

My Commission Expires: 12/31/20

LEAH HENESY
NOTARY PUBLIC
REG. #7533815
MY COMMISSION EXPIRES
12 31 20
COMMONWEALTH OF VIRGINIA