Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV20-0367

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $357,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of June, 2020

Notary Public

Commission Expires: _____

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

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Address of New Owner	Send Tax Bills To:	Map & Parcel
Gerald W. Wienzierl and Kimberly Wienzierl 207 E Jefferson Street Washington, IL 61571	NEW OWNER	015-00-0-164.00

Karen Johnson Davidson County
Batch# 431203 **DEEDWARR**
07/06/2020 01:48:27 PM 2 pgs
Fees: $13.00 Taxes: $1,322.75

20200706-0072420

WARRANTY DEED

FOR AND IN 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, I/WE,

Brandon Neil Spain, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gerald W. Wienzierl and Kimberly Wienzierl, husband and wife

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 Lot No. 9 on the Plan of Resubdivision Lots 8 & 9, Homestead Acres of record in Book 4300, Page 123, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property and is more fully described as:

Said Lot No. 9 fronts 158.46 feet on the northwesterly side of Union Hill Road and extends back 464.84 feet on the northeasterly line and 472.62 feet on the southwesterly line, to a dead line and measures 125.75 feet thereon.

Being the same property conveyed to Carl Smith by Warranty Deed from Fred C. Brooks, unmarried of record in Book 5063, Page 730, Register's Office for Davidson County, Tennessee, dated August 23, 1976 and recorded on August 31, 1976. (Value or consideration shown in aforementioned deed $7,250.00.)

Being the same property conveyed to Archie Neil Spain by Quitclaim Deed from Carl Smith, unmarried of record in Book 7772, Page 921, Register's Office for Davidson County, Tennessee, dated February 15, 1989 and recorded on February 15, 1989. (Value or consideration shown in aforementioned deed $15,000.00.)

Being the same property conveyed to Archie Neil Spain and Brandon Neil Spain, joint tenants with rights of survivorship by Quitclaim Deed from Archie Neil Spain of record in Instrument No. 20170119-0005915, Register's Office for Davidson County, Tennessee, dated January 13, 2017 and recorded on January 19, 2017. (Value of consideration shown in aforementioned deed $0.00.) Archie Neil Spain having since died 4/24/2020, leaving Brandon Neil Spain as the surviving tenant.

Subject property is not the principal residence of the grantor, nor grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2658 Union Hill Road, Nashville, TN 37080

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

Dated this the 26th day of June, 2020.

Brandon Neil Spain

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brandon Neil Spain** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 26th day of June, 2020

Notary Public
My Commission Expires: 9-22-2020

(Notary Seal)

