THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829544** Karen Johnson Davidson County Batch# 485143 DEEDWARR 09/29/2020 11:27:53 AM 2 pgs Fees: $13.00 Taxes: $4,255.00 20200929-0111997	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,150,000.00. Affiant Subscribed and sworn to before me, this 25th day of September, 2020. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Courtney E. Wilkes and Aaron W. Aday 1807 Stokes Lane Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 07 0 099.00

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, **Geoff E. Wile and Laura H. Wile, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Courtney E. Wilkes and Aaron W. Aday, wife and husband** ("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. 1 on the Plan of Revision to Resubdivision of Lot No. 186 on the Plan of North Part of Noel's Subdivision of record in Instrument Number 20020523-0062992, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Geoff E. Wile and Laura H. Wile, husband wife, by Warranty Deed from Connie A. Sullivan, unmarried, of record in Instrument No. 20080602-0056162, in the Register's Office of Davidson County, Tennessee, dated May 30, 2008 and recorded on June 02, 2008.

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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revision to Resubdivision of Lot No. 186 on the Plan of North Part of Noel's Subdivision, as recorded in Plat Instrument No. 20020523-0062992.

This is improved property located at 1807 Stokes Lane Nashville TN 37215

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 25th day of September, 2020.

Geoff E. Wile by Laura H. Wile Attorney in Fact
Geoff E. Wile
By: Laura H. Wile, Attorney in Fact

Laura H. Wile

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laura H. Wile, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Geoff E. Wile and that she is authorized by Geoff E. Wile to execute this instrument on his behalf.

WITNESS my hand, at office, this 25th day of September, 2020.

Notary Public

My Commission Expires:

