Davidson County DEEDWARR
Recvd: 01/13/06 14:18 2 pgs
Fees:13.00 Taxes:629.00

20060113-0005584

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of January, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Voda Property Development, LLC	Voda Property Development, LLC	083-13-0
1300 Shelton Avenue	1300 Shelton Avenue	GROUP
Nashville, Tennessee 37206	Nashville, Tennessee 37206	PARCEL 402.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ******** One Hundred Seventy Thousand Dollars and Zero Cents ($170,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, James E. Wheeler, Jr., a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Voda Property Development, LLC, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING the westerly part of Lot No. 45 on the Plan of Lindsley Subdivision of the Chadwell Tract as of record in Plat Book 2, page 24, Chancery Court at Nashville, described as follows:

BEGINNING at the southeast corner of South 16th and Russell Streets; thence with the southerly margin of Russell Street, eastwardly 65 feet 2 inches, more or less, to the northwest corner of the property conveyed to Charles William Fields and wife, by deed from Mary P. Horn of record in Book 1314, page 257, Register's Office for said County; thence with Fields westerly line southwardly 160.0 feet to the northerly margin of an alley; thence with said alley westwardly 65.0 feet to the easterly margin of South 16th Street; thence with said Street northwardly 160.0 feet to the beginning.

BEING the same property conveyed to James Ray Ward, unmarried, by deed dated October 19, 1987, from Marie Ann Post Jones of record in Book 7387, page 584, Register's Office for Davidson County, Tennessee; the said James Ray Ward having since conveyed the said property to James Ray Ward and James Wheeler by Quitclaim Deed dated April 18, 1997, of record in Book 10427, page 381, said Register's Office; the said James Ray Ward having since conveyed his interest in subject property to James R. Wheeler by Quitclaim Deed dated March 30, 2005, of record as Instrument No. 20050331-0035179 in said Register's Office; the said James R. Wheeler being correctly known as James E. Wheeler, Jr.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 1600 Russell Street, Nashville, Tennessee 37206

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, his/her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand this 11th day of January, 2006.

James E. Wheeler, Jr.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named James E. Wheeler, Jr., the bargainor, 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 Nashville, Tennessee, this 11th day of January, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

