BOX #14A

# WARRANTY DEED

State of Tennessee )
County of Davidson )

G#19811-2

The actual consideration or value, whichever is greater, for this transfer is **$177,000.00**.

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2006.

Notary Public

My commission expires:

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/05/06 08:28 2 pgs
Fees:13.00 Taxes:654.90
20060705-0079650

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **WILLIAM E. WHEELER and SUE E. WHEELER** | **WELLS FARGO BANK, N.A.** | **Map 135-11-0-C Parcel 011.00co** |
| **121 Nashboro Greens** | **P. O. Box 17339** | |
| **Nashville, TN 37217** | **Baltimore, MD 21297-1339** | |

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, WE,

**GARY KERNER and wife, ANDREA WILLIAMS KERNER a/k/a ANDREA LYNN KERNER**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**WILLIAM E. WHEELER and SUE E. WHEELER, 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 Unit No. 11, Horizontal Property Regime, Private Element Plat, Phase One, Nashboro Village - Tract 18, of record in Book 9700, Page 968, and amended in Book 11700, Page 48, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**BEING the same property conveyed to Gary Kerner, a single person, and Andrea Williams, a single person, by Warranty Deed dated December 21, 2000, from Westminster Home of Tennessee, Inc., of record in Instrument No. 20010105-0001873, Register's Office for Davidson County, Tennessee. The parties having since married and Andrea Williams is now known as Andrea Williams Kerner or Andrea Lynn Kerner.**

**THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 11703, Page 581, and amended in Instrument No. 20000627-0063887, in Instrument No. 20010322-0027767, and in Instrument No. 20021211-0152723, said Register's Office; By-Laws of record in Book 11703, Page 621, said Register's Office; Declaration of Covenants and Restrictions of record in Book 4827, Page 14, and Supplemental to add Tract 18 of record in Instrument No. 20001031-0108075, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.**

This is IMPROVED (__X__) unimproved (____) property, known as: **121 Nashboro Greens, Nashville, TN 37217**.

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 do 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 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/our hand(s) this 28th day of **June, 2006.**

**GARY KERNER**

**ANDREA WILLIAMS KERNER**

**a/k/a ANDREA LYNN KERNER**

**STATE OF FLORIDA )**
**COUNTY OF Duval )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **GARY KERNER and wife, ANDREA WILLIAMS KERNER a/k/a ANDREA LYNN KERNER,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Jacksonville (City), Florida, this 28 day of **June, 2006.**

**Notary Public**

**My Commission Expires:** 3/25/07

**DEBORAH A. ROSEN**
Notary Public, State of Florida
Commission# DD196315
My comm. expires Mar. 25. 2007