WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/11/07 12:03 2 pgs
Fees:13.00 Taxes:1158.10
20070111-0004612

State of Tennessee)
County of Davidson)

06-12-020-K

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $313,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th day of January, 2007

Notary Public

My Commission Expires: 03/31/07

(AFFIX SEAL)

DEE FILES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
JULIE LUNN AND JACK LUNN (NAME)	NEW OWNER (NAME)	155-07-B
1709 Yellow Wood Court (ADDRESS)	(ADDRESS)	47.00CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), 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, **DAVID B. WHEELER and VIRGINIA L. WHEELER,HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JULIE LUNN AND HUSBAND, JACK LUNN**, hereinafter called the Grantee(s), 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.20, Phase V, Section B-2, Poplar Creek Estates Subdivision, a Planned Unit Development, of record in Instrument No. 20030618-0084283, 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 DAVID B. WHEELER AND VIRGINIA L. WHEELER, Husband and Wife, as tenants in common with rights of survivorship, by Deed from FRENCH RIVER DEVELOPMENT COMPANY, LLC, a Tennessee limited liability company, of record in Instrument No. 20031006-0147715, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Highlands of Allens Green, of record in Book 9472, Page 824, amended in Book 10425, page 93 and restated in Book 11356, page 662, Register's Office for Davidson County, Tennessee; 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 Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 1709 Yellow Wood Court, Nashville, TN, 37221.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 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 WHEREOF, our hands, this 5th day of January, 2007.

DAVID B. WHEELER

VIRGINIA L. WHEELER

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DAVID B. WHEELER and VIRGINIA L. WHEELER, HUSBAND AND WIFE**, the bargainor(s), 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 Brentwood, Tennessee, this 5th day of January, 2007.

My Commission Expires: 03/31/07

Notary Public

DEE FILES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.