File No. 270600194

WARRANTY DEED

LAURA A. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: April 7 2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 06/20/07 11:08 2 pgs
Fees:13.00 Taxes:469.53
20070620-0073618

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher T. Artis	Christopher T. Artis	Map 074-08-0-104.00
(NAME) 7022 Bonnavent Drive	(NAME) SAME	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Dorothea Riegert Wheeler, Trustee, and her sucessors in trust, of The Dorothea Riegert Wheeler Revocable Living Trust, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher T. Artis, unmarried HEREINAFTER CALLED THE GRANTEE(S), HIS 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 all of Lot No. 768, on the Plan of Section Seven, Hermitage Hills, as shown by plat appearing of record in Book 3300, Page 62 and 63, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Oscar E. Wheeler and wife, Dorothea Wheeler by Warranty Deed dated April 28, 1985 of record in Book 6548, Page 348, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Oscar E. Wheeler, Trustee, and Dorothea Riegert Wheeler, Trustee, and their sucessors in trust, of The Oscar E. Wheeler Revocable Living Trust and The Dorothea Riegert Wheeler Revocable Living Trust by Quitclaim Deed dated February 22, 2005 of record in Instrument No. 20050317-0029667, Register's Office for Davidson County, Tennessee. The said Oscar E. Wheeler having since died leaving Dorothea Riegert Wheeler as First Successor Trustee under the Living Trust Agreement of Oscar E. Wheeler.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 7022 Bonnavent Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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 our hands this 14th day of June, 2007.

The Dorothea Riegert Wheeler Revocable Living Trust

By: Dorothea Riegert Wheeler, Trustee
Dorothea Riegert Wheeler, Trustee

Attest: _____

STATE OF TENNESSEE

COUNTY OF WILSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Dorothea Riegert Wheeler with whom I am personally acquainted and who upon her oath acknowledged herself to be the Trustee of The Dorothea Riegert Wheeler Revocable Living Trust the within named bargainer, a Trust, and that, Dorothea Riegert Wheeler as such Trustee, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by Dorothea Riegert Wheeler as such Trustee.

Witness my hand at office this 14th day of June, 2007.

Commission expires: April 7 2009

Laura A Moore
Notary Public

File Number: 270600194

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

