WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INS. CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Winston K. Shurtleff
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2009.

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: 4/23/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Winston K. Shurtleff	Bank of America, N.A.	
(NAME) 434 Heney Dr.	(NAME) 801 Crescent Centre Drive	096143000300
(ADDRESS) Nashville, TN	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20091183

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Robin Wheeler and Teresa L. Bamford,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Winston K. Shurtleff,*** hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

BILL GARRETT, Davidson County
Trans:T20090052777 DEEDWARR
Recvd: 08/04/09 13:26 2 pgs
Fees:13.00 Taxes:351.50
20090804-0072968

*a married man
unimproved ☐

This is improved ☒ property, known as 434 Heney Dr., Nashville, TN 37214
(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, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 30th day of July, 2009.

Robin Wheeler

Teresa L. Bamford

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Robin Wheeler and Teresa L. Bamford, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Robin Wheeler and Teresa L. Bamford executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of July, 2009.

Commission expires: 4/23/2013

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

Melissa D. Rogers
Notary Public

EXHIBIT A

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 50 on the Plan of Perry Heights, as of record in Plat Book 2900, page 18, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Camille Cowart by Warranty Deed from Jean F. Schouten, unmarried, dated October 21, 2005 and filed of record in Instrument 20051107-0134809, Register's Office for Davidson County, Tennessee. A Notice of Appointment of Substitute Trustee dated April 1, 2009 and filed of record in Instrument 20090408-0032114, Register's Office for said County.

BEING all of the same property conveyed to Robin Wheeler and Teresa L. Bamford by Substitute Trustee's Deed from Patrick A. Taggart, as Substitute Trustee, dated May 14, 2009 and filed of record in Instrument 20090520-0046382, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easements, setback lines, notes, conditions, restrictions, stipulations, etc, and all other matters as set forth per Plat Book 2900, Page 18, Register's Office for said County.