WARRANTY DEED

LURA BRADY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Comm. Expires July 24, 2010

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Lura Brady
Notary Public

MY COMMISSION EXPIRES: ~~April 23, 2013.~~ 7-24-2010
(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
Christopher M. Lackey	Tennessee Bank + Trust	
(NAME)	(NAME)	
2636 Western Hills Drive	330 Mayfield Drive, # C6	06215003700
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20091469

For and 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, **I, Charles T. Wheeler**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Christopher M. Lackey and Margaret K. Lackey**, 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. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 2636 Western Hills Drive, 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 GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES 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 GRANTEES, their 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 my hand this 25th day of September, 2009.

BILL GARRETT, Davidson County
Trans:T20090066103 DEEDWARR
Recvd: 09/29/09 09:14 2 pgs
Fees:13.00 Taxes:703.00
20090929-0090193

Charles T. Wheeler

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal this 25th day of September, 2009.

Commission expires: April 23, 2013

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Melissa D. Rogers
Melissa D. Rogers Notary Public

EXHIBIT A

Being Lot No. 97 on the Plan of Sutherland Heights, Section 3, of record in Book 2663, page 117, Register's Office for Davidson County, Tennessee.

Said Lot No. 97 fronts 151.40 feet on the westerly side of Western Hills Drive and runs back between lines measuring 175 feet on the northerly side and 185 feet on the southerly side to a broken line in the rear on which it measures 185.3 feet.

BEING all of the same property conveyed to Charles T. Wheeler, unmarried by Deed from Elm Hill Homes, Inc., dated February 14, 1978 and filed of record in Book 5253, Page 447 and by Quitclaim Deed from Robin Jane Wheeler, dated March 19, 1997 and filed of record in Book 10388, Page 871, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth per Plat Book 2663, Page 117, Register's Office for said County.