03

Realty Title

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090080739 DEEDWARR
Recvd: 11/30/09 15:09 2 pgs
Fees: 13.00 Taxes: 370.00
20091130-0109461

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **20th** day of **November, 2009**

Notary Public

MY COMMISSION EXPIRES: 2/11/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly Wheeler	**SECURITY ATLANTIC MORTGAGE CO.**	07507023500
(NAME)	(NAME)	
520 Highland View Dr	**499 THORNALL ST., 2ND FLOOR**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**EDISON, NJ ,08837**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Vicki J. Nielsen**, an unmarried person hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kimberly Wheeler**, _____ 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 Lot 2B, ZONE LOT DIVISION OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 16, 17, 18, 20 AND 21, RACHEL'S SQUARE, SECTION ONE, as shown on plat of record in Plat Book 6250, Page 539, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Vicki J. Nielsen, an unmarried person by Deed from Rachel Tawil, unmarried, recorded on the 9th day of July, 1996 in Book 10114, Page 638, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 520 Highland View Dr, Hermitage, TN 37076

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, has 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 our hands this **20th** day of **November, 2009**

Vicki J. Nielsen

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned authority, **Vicki J. Nielsen**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **20th** day of **November, 2009**

Notary Public

My commission expires: _____

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
November 7, 2011