File No. 210030583

BILL GARRETT, Davidson County
Trans:T20100026645 DEEDWARR
Recvd: 05/05/10 09:39 2 pgs
Fees:13.00 Taxes:462.13
20100505-0033899

WARRANTY DEED

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JANUARY 9, 2012

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Susan Neuta
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2010.

Donna C Pionk
Notary Public

MY COMMISSION EXPIRES: 1-9-2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mona L. Evans	[illegible]	
(NAME) 219 Bonnabrook Drive	(NAME) Wells Fargo Bank, N.A. 121 Suburban Road 1st Flr.	MAP/PARCEL 07416006600
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Knoxville, TN 37923	
(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, **WE, George Wheeler Jr. and Karen Minick Wheeler, husband and wife**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Mona L. Evans, an unmarried woman**, hereinafter called the grantee(s), HER 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. 419 on the Plan of Hermitage Hills, Section Five, as of record in Plat Book 3300, Pages 1 and 2, 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 George Wheeler Jr. and Karen Minick Wheeler by Deed dated June 28, 2004 from Eddy H. Walker and wife, Diana L. Walker of record in Instrument No. 20040630-0077650, Register's Office for said County.

The said Karen Minick having since married is now known as Karen Minick Wheeler.

Karen Minick is one in the same person as Karen Minick 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 219 Bonnabrook 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), HER 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), HER 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 my/our hands this 30th day of April, 2010.

George Wheeler Jr.

Karen Minick Wheeler by George Wheeler Atty-in-Fact

STATE OF ~~TENNESSEE~~ Texas

COUNTY OF ~~WILSON~~ Travis

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named George Wheeler Jr., 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 Austin, Texas, this 30th day of April, 2010.

My Commission Expires: 2/26/2012

Notary Public

STATE OF Texas
COUNTY OF Travis

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, George Wheeler Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is in, pursuant to Power of Attorney of record in Book Plat Book 3300 Page 142, Registers Office for Davidson, the **Attorney-In-Fact** of Karen Minick Wheeler, (herein called the "**Maker**"), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 4/30/2010.

My Commission Expires:.

2/26/2012

Jessica Alvarenga, Notary Public.

File Number: 210030583

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

JESSICA ALVARENGA
Notary Public, State of Texas
My Commission Expires
February 26, 2012