BILL GARRETT, Davidson County
Trans:T20110058281 DEEDWARR
Recvd: 09/20/11 10:56 2 pgs
Fees:13.00 Taxes:1110.00
20110920-0072732

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

Subscribed and sworn to before me, this 15TH DAY OF SEPTEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 11-

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires NOV. 7, 2011

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Amy N. Wheeler and Casey W. Wheeler, wife and husband | ACCESS NATIONAL MORTGAGE (NAME) | 02900037500 |
| 5796 Craft Road (ADDRESS) | 1800 ROBERT FULTON DRIVE #350 (ADDRESS) | |
| Joelton, TN 37080 (CITY) (STATE) (ZIP) | RESTON, VA 20191 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we James McDowell and wife, Melinda McDowell, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Amy N. Wheeler and Casey W. Wheeler, wife and husband, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE FOURTEENTH (14TH) CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING SHOWN ON MAP 29, PARCEL 375, OF THE ASSESSOR OF PROPERTY FOR DAVIDSON COUNTY, TENNESSEE, TO WIT:

COMMENCING AT A POINT IN THE EASTERLY MARGIN OF CRAFT ROAD AND THE NORTHWEST CORNER OF THOMAS T. BAGGOTT, III PROPERTY AS RECORDED IN BOOK 6676, PAGE 674; THENCE NORTH 75 DEGREES 38 MINUTES 07 SECONDS WEST, 50.21 FEET TO AN IRON PIN; THENCE IN A SOUTHERLY DIRECTION WITH A CURVE TO THE LEFT (HAVING A CENTRAL ANGLE OF 02 DEGREES 20 MINUTES 18 SECONDS AND A RADIUS OF 1170.92 FEET ) 47.79 FEET TO AN IRON PIN; THENCE SOUTH 05 DEGREES 54 MINUTES 13 SECONDS WEST, 90.34 FEET TO AN IRON PIN, BEING THE SOUTHERN TERMINUS OF CRAFT ROAD AND THE WEST MARGIN OF A 50 FOOT INGRESS AND EGRESS UTILITY EASEMENT, AND A CURVE TO THE RIGHT (HAVING A CENTRAL ANGLE OF 09 DEGREES 22 MINUTES 58 SECONDS AND A RADIUS OF 1079.65 FEET) 176.80 FEET TO AN IRON PIN, THENCE SOUTH 15 DEGREES 17 MINUTES 18 SECONDS WEST, 250.24 FEET TO AN IRON PIN, THE TRUE POINT OF BEGINNING FOR THIS TRACT; THENCE SOUTH 15 DEGREES 17 MINUTES 18 SECONDS WEST, 91.25 FEET TO AN IRON PIN; THENCE WITH A CURVE TO THE RIGHT (HAVING A CENTRAL ANGLE OF 03 DEGREES 37 MINUTES 20 SECONDS, A RADIUS OF 1720.25 FEET, A TANGENT LENGTH OF 54.39 FEET; AND A CHORD BEARING AND DISTANCE OF SOUTH 17 DEGREES 05 MINUTES 58 SECONDS WEST 108.72 FEET) 108.74 FEET TO AN IRON PIN; THENCE LEAVING SAID WEST MARGIN, NORTH 83 DEGREES 30 MINUTES 54 SECONDS WEST, 1395.24 FEET TO AN IRON PIN; THENCE SOUTH 06 DEGREES 29 MINUTES 06 SECONDS WEST 418.94 FEET TO AN IRON PIN; THENCE NORTH 83 DEGREES 30 MINUTES 54 SECONDS WEST 194.96 FEET TO AN IRON PIN IN THE EAST LINE OF J. DERICK STEVENS' PROPERTY, AS RECORDED IN BOOK 7403, PAGE 414; THENCE ALONG SAID EAST LINE, NORTH 06 DEGREES 27 MINUTES 56 SECONDS EAST, 790.14 FEET TO AN IRON PIN, THENCE LEAVING SAID EAST LINE, SOUTH 61 DEGREES 12 MINUTES 26 SECONDS EAST, 458.80 FEET TO AN IRON PIN; THENCE SOUTH 83 DEGREES 30 MINUTES 54 SECONDS EAST. 1200.00 FEET TO AN IRON PIN, THE TRUE POINT OF BEGINNING FOR THIS TRACT, THUS CONTAINING 435,605.95 SQUARE FEET OR 10.00 ACRES, MORE OR LESS.

INCLUDED IN THIS CONVEYANCE ARE THE PROPERTY RIGHTS TO PARCEL 142 ON TAX MAP 29, GRANTED TO JOHN T. JONES BY INSTRUMENT NO. 20010309-0022589, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JAMES MCDOWELL BY DEED FROM JOHN T. JONES

# WARRANTY DEED
(Continued)

AND WIFE, PAULA JONES, RECORDED BY INSTRUMENT NO. 20050728-0088256, AND BY SCRIVENER'S AFFIDAVIT OF CORRECTION OF RECORD BY INSTRUMENT NO. 20110909-0069796, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

MELINDA MCDOWELL JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 5796 Craft Road, Joelton, TN 37080
(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 we do covenant with the said GRANTEES 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 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 my/our hand(s) this 15th day of September, 2011.

James McDowell

Melinda McDowell

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James McDowell and wife, Melinda McDowell, the herein bargainor(s), 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, this the 15th day of September, 2011.

Notary Public

My Commission Expires: 11-7-11

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

**RETURN TO:**
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072