BILL GARRETT, Davidson County
Trans:T20110071322 DEEDWARR
Recvd: 11/10/11 14:25 2 pgs
Fees:13.00 Taxes:481.00
20111110-0088204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF NOVEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires September 9, 2014

(AFFIX SEAL)

EMBER DUNN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN WHEELER, ET UX	John Wheeler	053-06-0A-192.00 CO
(NAME)	(NAME)	
1761 MERRITT STREET	PSC 88 Box R2533	
(ADDRESS)	(ADDRESS)	
OLD HICKORY, TN 37138	APO AE 09821	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, HAMILTON W. MAXWELL AND WIFE, AUDRA MAXWELL,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN WHEELER AND WIFE, BARBARA WHEELER,** HEREINAFTER CALLED THE GRANTEE, 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. 192 on the Plan of Waterford Phase 2 of record in Plat Book 7900, page 412, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Hamilton W. Maxwell and wife, Audra Maxwell from Cimarron Mortgage Company, Inc. by deed dated June 30, 2008 of record in Instrument No. 20080701-0068003, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the plan of record in Plat Book 7900, page 412; Restrictive covenants of record in Book 7463, page 294, amended in Book 8694, page 216, Book 8699, page 462, Book 9081, page 63, Book 9309, page 9874, Book 9432, page 988, Book 9530, page 185, By-Laws of record in Book 8715, page 583, Charter for HOA of record in Book 8711, page 701; Instrument to Amend Final Subdivision Plat of record in Book 11227, page 450; Right of Way Easement of record in Book 2024, page 225; and Sewer Easement of record in Book 1717, page 30, said Registers's Office.

Unimproved ( )
This is improved(X) property, known as 1761 MERRITT STREET, OLD HICKORY, TN 37138
(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 our hands this 7th day of November, 2011.

Hamilton W. Maxwell
HAMILTON W. MAXWELL

Audra Maxwell
AUDRA MAXWELL

STATE OF FLORIDA
COUNTY OF Clay

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **HAMILTON W. MAXWELL AND AUDRA MAXWELL** the 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 at office this 7th day of November, 2011.

Jenevieve Napier
Notary Public

My commission expires: Jan 4, 2013

JENEVIEVE NAPIER
Notary Public - State of Florida
My Comm. Expires Jan 4, 2013
Commission # DD 848566