Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

(1)

WARRANTY DEED

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,000.00

Ashley S Heath
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Alicia Hamilton
Notary Public

MY COMMISSION EXPIRES: 9-23-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1604 Westgate Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kacy Maxwell	New Owner	160-08-0-060.00
(NAME)	(NAME)	
477 Broadwell		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, **Deborah Lawrence, Janice R. Bryant, Pamela R. Gentry, Edward Lee Rosson, Thelma Jo McMurray, Kitty Creel, David P. Brumfield, III, Susan Gayle Brumfield, Stanley R. Brumfield, Emily Grace Shearron, and Karen Baird, Raymond Wheeler, Sarah W. Lamb, and John Jordan Wheeler**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kacy Michael Maxwell and Karin S. Maxwell, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 65, on the Plan of Brentview Hills, as shown by plat appearing of record in Plat Book 3300, Page 43-44, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to James E. Wheeler and wife, Nida B. Wheeler by Warranty Deed dated July 16, 1964, from Claude Dunn Construction Company, Inc., and filed for record on July 20, 1964, in Book 3792, Page 238, Register's Office for Davidson County, Tennessee. James E. Wheeler having since died on December 13, 2007 leaving all rights and interest in the said property to Nida B. Wheeler by right of survivorship. The said Nida B. Wheeler having since died testate on August 31, 2011 leaving all rights and interests in the said property to Deborah R. Lawrence, Janice R. Bryant, Pamela, Gentry, Edward Lee Rosson, Thelma Jo McMurray, Kitty Creel, David P. Brumfield, III, Susan Gayle Brumfield, Stanley R. Brumfield, Emily Grace Shearron, Karen Baird, Raymond Wheeler, Sarah W. Lamb and John Jordan Wheeler as devisees of the Last Will and Testament of Nida B. Wheeler as recorded under Docket No. 11P6268 in the office of the Clerk & Master of the Probate Court of Williamson County, Tennessee.

This conveyance is subject to all matters as set forth on the plat of record in Plat Book 3300, Pages 43-44, Register's Office of said County.

BILL GARRETT, Davidson County
Trans:T20120026367 DEEDWARR
Recvd: 04/11/12 11:00 15 pgs
Fees:78.00 Taxes:854.70
20120411-0030964

File No.: 01291-1498
SMG TN Warranty Deed

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 477 Broadwell, Nashville, TN 37220
(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), their heirs and/or 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), their heirs and/or 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 22nd day of March, 2012.

Deborah Lawrence
Deborah Lawrence

State of TN
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Deborah Lawrence**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 22nd day of March, 2012.

Tracy Renee' Dooley
Notary Public
My Commission Expires:

My Commission Expires: July 20, 2015

TRACY RENEE DOOLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No.: 01291-1498
SMG TN Warranty Deed

Witness my hand and Official seal this 21st day of March, 2012.

David P. Brumfield, III

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David P. Brumfield, III**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of March, 2012.

Tracy Renee Dooley
Notary Public

My Commission Expires: July 20, 2015

GEORGE M. JOHNSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

TRD

TRACY RENEE DOOLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File No.: 01291-1498
SMG TN Warranty Deed

Witness my hand and Official seal this 21st day of March, 2012.

John Jordan Wheeler

State of TN
County of Williamson

*John Jordan Wheeler

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Karen Baird~~, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of March, 2012.

Notary Public

My Commission Expires: July 20, 2015

TRACY RENEE DOOLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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Witness my hand and Official seal this 21st day of March, 2012.

Stanley R. Brumfield
Stanley R. Brumfield

State of TN
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Stanley R. Brumfield,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of March, 2012.

Tracy Renee Dooley
Notary Public

My Commission Expires: July 20, 2015

TRACY RENEE DOOLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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Witness my hand and Official seal this 21st day of March, 2012.

Janice R. Bryant

Janice R. Bryant

State of TN
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Janice R. Bryant**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of March, 2012.

Tracy Renee Dooley

Notary Public

My Commission Expires: July 20, 2015.

TRACY RENEE DOOLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Witness my hand and Official seal this 21st day of March, 2012.

Karen Baird
Karen Baird

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Karen Baird**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of March, 2012.

Tracy Renee Dooley
Notary Public

My Commission Expires: July 20, 2015

TRACY RENEE DOOLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No.: 01291-1498
SMG TN Warranty Deed

Witness my hand and Official seal this 21st day of March, 2012.

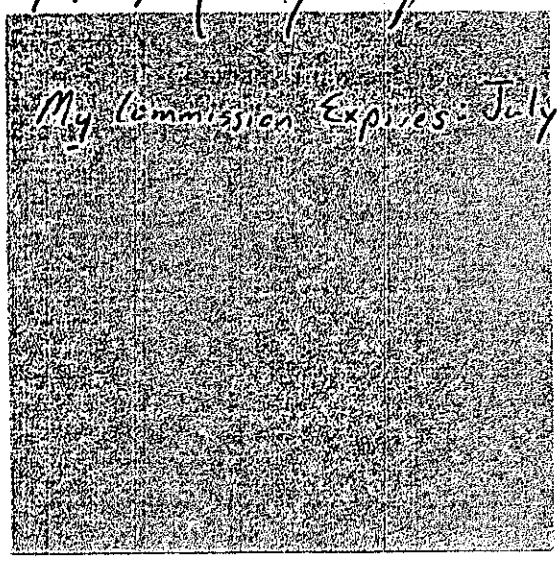
emily grace shearron
Emily Grace Shearron

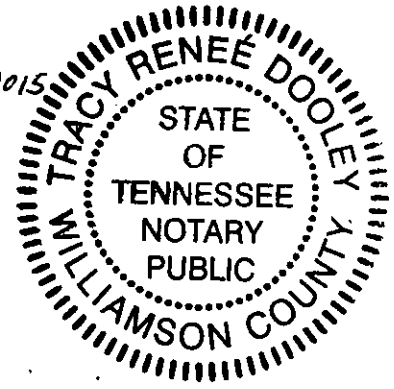
State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Emily Grace Shearron**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of March, 2012.

Tracy Renee Dooley
Notary Public





File No.: 01291-1498
SMG TN Warranty Deed

Witness my hand and Official seal this 20th day of March, 2012

Thelma Jo McMurray

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Thelma Jo McMurray**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of March, 2012.

Notary Public

My Commission Expires: July 20, 2015

TRACY RENEE DOOLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No.: 01291-1498
SMG TN Warranty Deed

Witness my hand and Official seal this 20th day of March 2012

Kitty Creel

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kitty Creel,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of MARCH, 2012.

Notary Public

My Commission Expires: July 20, 2015.

TRACY RENEE DOOLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No.: 01291-1498
SMG TN Warranty Deed

Witness my hand and Official seal this 21 day of March, 2012.

Pamela R Gentry
Pamela R. Gentry

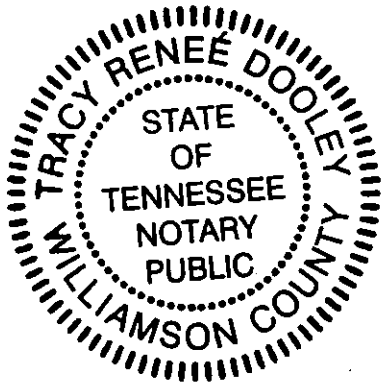
State of TN
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Pamela R. Gentry,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of March, 2012

Tracy Renee' Dooley
Notary Public

My Commission Expires: July 25, 2015



File No.: 01291-1498
SMG TN Warranty Deed

Witness my hand and Official seal this 23 day of March, 2012.

Susan Gayle Brumfield

Susan Gayle Brumfield

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Susan Gayle Brumfield**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 23rd day of March, 2012.

Jodie Kay Compton

Notary Public

My Commission Expires: 10.21.13

JODIE KAY COMPTON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires October 21, 2013

File No.: 01291-1498
SMG TN Warranty Deed

Witness my hand and Official seal this 23RD day of March, 2012

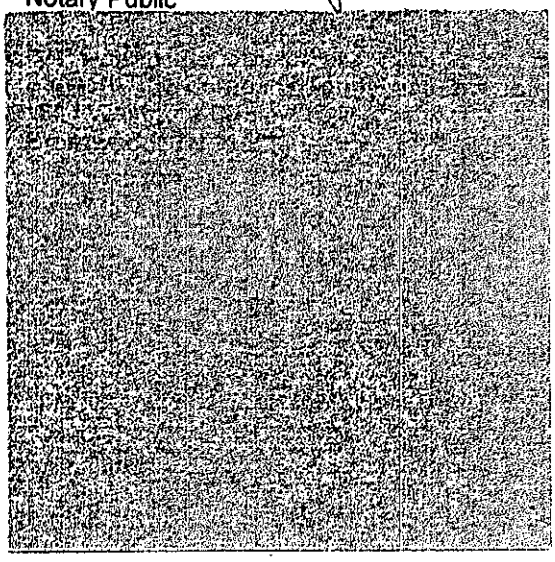
Edward Lee Rosson

State of Texas
County of Tarrant

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Edward Lee Rosson**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 23RD day of March, 2012.

Neddra Haynes
Notary Public



NEDDRA L HAYNES
NOTARY PUBLIC
State of Texas
Comm. Exp. 05/11/2015

File No.: 01291-1498
SMG TN Warranty Deed

Witness my hand and Official seal this 27th day of March, 2012

Raymond Wheeler by Sarah W. Lamb as attorney-in-fact

Raymond Wheeler by Sarah W. Lamb, as Attorney-in-Fact

State of TENNESSEE
County of WILLIAMSON

On this 27th day of March, 2012, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Sarah W. Lamb**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of **Raymond Wheeler**, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20120328-0020175 Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 27th day of March, 2012

Notary Public
My Commission Expires: May 16, 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Witness my hand and Official seal this 27th day of March, 2012.

Sarah W. Lamb

Sarah W. Lamb

State of TENNESSEE
County of WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sarah W. Lamb**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 27th day of March, 2012.

Notary Public
My Commission Expires: May 10, 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1604 Westgate Circle
Brentwood, TN 37027

File No.: 01291-1498
SMG TN Warranty Deed