THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd
Suite 203A
Nashville, Tennessee 37215

CRT File No. 12061204

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is geater, for this transfer is: $365,000.00.

Affiant

Subscribed and sworn to before me, this2nd day of July, 2012.

JANE GRAZER NOTARY PUBLIC STATE OF TENNESSEE HEREFORD COUNTY

Notary Public
My Commission Expires: 8/16/14

BILL GARRETT, Davidson County
Trans:T20120049560 DEEDWARR
Recvd: 07/05/12 13:34 2 pgs
Fees:13.00 Taxes:1350.50
20120705-0059105

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gerald Wheaton 711 Summerly Drive Nashville TN 37209	New Owner	Tax Parcel ID No. 10212008300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennie W. Mills, Trustee of The Mills Family Trust u/w/o Liston O. Mills** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gerald Wheaton** ~~**and wife, Carolyn Wheaton**~~ ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

**a married man

Being Lot No. 266 on the Plan of Hillwood Estates, Section Eleven, of record in Book 2663, Page 38.

Said Lot No. 266 fronts 197.76 feet on the Southerly side Summerly Drive and extends back 412 feet on the Westerly line and 383 feet on the Easterly line to a dead line in the rear on which it measures 81 feet.

Being the same property conveyed by Warranty Deed from Laird W. Heal and wife, Marcie H. Heal to Liston O. Mills and wife, Jennie W. Mills as recorded on the 27th day of August, 1971 in Deed Book 4532, Page 340; Quitclaim Deed from Jennie W. Mills to Liston O. Mills as recorded on the 21st day of August, 2000 in Instrument No. 200008210082177 and Quitclaim Deed from Jennie W. Mills, Executor of the Estate of Liston O. Mills to Jennie W. Mills, Trustee of The Mills Family Trust u/w/o Liston O. Mills as recorded on the 28th day of June, 2002 in Instrument No. 20020628-0078485, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HILLWOOD ESTATES, SECTION ELEVEN, as recorded in Plat Book 2663, Page(s) 38.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2736, Page 393.

This is improved property located at 711 Summerly Drive Nashville TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of July, 2012.

Jennie W. Mills, Trustee

Jennie W. Mills, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennie W. Mills, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is a trustee of The Mills Family Trust u/w/o Liston O. Mills, 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 on behalf of the maker.

Witness my hand, at office, this 2nd day of July, 2012.

Kate Rosenthal

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014