BILL GARRETT, Davidson County
Trans:T20120094072 DEEDWARR
Recvd: 12/10/12 09:52 2 pgs
Fees:13.00 Taxes:780.70

20121210-0113288

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $211,000.00.

Affiant

Subscribed and sworn before me this the 4th day of December, 2012.

Notary Public
My commission expires:

DAVID R.A. ROETGER
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 21, 2013
COUNTY OF WILLIAMSON

WARRANTY DEED

Address of New Owner:
Christopher M. Wheeler
2740 Bobby Ave
Nashville, TN 37216

Send Tax Bill to:
New Owner

Tax Information:
73-1-117

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, FRANCES WADLINGTON, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CHRISTOPHER M. WHEELER, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Lot Nos. 53 and 54 on the map of Happy Valley, Section C, not of record, described according to a survey made by Z J Wilkinson, Surveyor dated 9/2/45 and dated 2/7/47 as follows:

Beginning on the southerly margin of Bobby Avenue at a point 1175 feet east of the easterly margin of Cooper Lane, being the comer of Lots Nos. 52 and 53; thence with the line between said two lots, southwardly 140 feet; thence eastwardly 85 feet to the westerly margin of Ruby Drive; thence with said Drive, northwardly 133 feet to the beginning of a curve; thence around said curve in a northwestwardly direction 44.1 feet to the southerly margin of Bobby Avenue; thence with said Avenue, westwardly 145.6 feel to the beginning.

Being the same property conveyed to Frances Wadlington, unmarried, by deed from Eric Sox, married, dated April 14, 2009, of record in Instrument No. 20090416-0034574, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 2740 Bobby Ave, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 4th day of December, 2012.

Frances Wadlington by
Frances Wadlington
Lane Shankle her attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

On this 4th day of December, 2012, before me, the undersigned Notary Public in and for said County and State, personally appeared Laurie Sheinkopf with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Frances Wadlington, by Specific Power of Attorney dated November 30, 2012, and who acknowledged that she executed the same as the free act and deed of Frances Wadlington.

Witness my hand and official seal this 4th day of December, 2012

My Commission Expires: 9/9/14

Notary Public

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY