WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF FEBRUARY, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert L. Chen	SAME	Map 146-5
(NAME)	(NAME)	
963 Overton Lea Road		Parcel 2
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JOSEPH R. WHEELER AND ELIZABETH B. WHEELER, BOTH UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT L. CHEN AND BEVERLY M. ZAK, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND LOCATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, IN THE CITY OF OAK HILL ON THE SOUTHERLY MARGIN OF OVERTON LEA ROAD, EAST OF LEALAND LANE SAID LAND BEING LOT 10, ON THE PLAN OF LEALAND MANOR, BLOCK "A", NOT OF RECORD DESCRIBED ACCORDING TO A BOUNDARY SURVEY DATED 1-4-13 BY CAMPBELL, McRAE & ASSOCIATES, SURVEYING, INC., JOHN HOOD TN R.L.S. #1838 AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) ON THE SOUTHERLY MARGIN OF OVERTON LEA ROAD SAID ROD BEING THE NORTHEAST CORNER OF LOT 9, LEALAND MANOR, 5TH ADDITION, BLOCK "A", NOT OF RECORD, OWNED BY MICHAEL G. CARLSON (INSTRUMENT # 20011022-0115043 R.O.D.C., TN.) AND THE NORTHWEST CORNER OF LOT 10 OF SAID LEALAND MANOR 5TH ADDITION , BLOCK "A", THE HEREIN DESCRIBED LAND; THENCE WITH SAID SOUTHERLY MARGIN S 38°22'12" E 532.77 FEET TO AN IRON ROD (OLD) AT THE NORTHWEST CORNER OF LOT 11 OF SAID LEALAND MANOR 5TH ADDITIN, BLOCK "A" OWNED BY KENNETH B. LEVITAN (BOOK 10324, PAGE 188 R.O.D.C., TN.); THENCE LEAVING SAID SOUTHERLY MARGIN WITH SAID LEVITAN S 41°32'52" W 782.20 FEET TO AN IRON ROD (OLD) IN THE NORTHERLY LINE OF THE KATHRYN B. CHEEK & MELLON TRUST OF DELAWARE, TR. LAND (INSTRUMENT # 20060501-0049278 R.O.D.C., TN.); THENCE WITH SAID CHEEK N 51°38'54" W 84.17 FEET TO A CONCRETE MONUMENT (OLD); THENCE N 50°41'17" W 179.69 FEET TO A CONCRETE MONUMENT (OLD); THENCE N 60°45'05" W, PASSING AN IRON ROD (OLD) AT THE NORTHEAST CORNER OF THE FRIENDS OF RADNOR LAKE LAND (INSTRUMENT # 20050926-0114808 R.O.D.C., TN.) AT 45.29 FEET FOR A TOTAL DISTANCE OF 156.90 FEET TO A CONCRETE MONUMENT (OLD) AT SAID CARLTON'S SOUTHEAST CORNER; THENCE WITH SAID CARLTON N 34°52'41" E 926.87 FEET TO THE POINT OF BEGINNING THE DESCRIBED TRACT CONTAINING 396091.40 S.F. OR 9.09 ACRES MORE OR LESS.

Being the same property conveyed to Joseph R. Wheeler and wife, Elizabeth B. Wheeler, by deed from Kurt V. Berger and wife, Nancy E. Swystun of record in Instrument #20060619-0072984, said Register's Office. Joseph R. Wheeler and Elizabeth B. Wheeler have since divorced.

This conveyance is subject to (a) 2013 real property taxes; (b) easements of record in Book 64, page 831 and Book 6434, page 831, said Register's Office; and (c) restrictive covenants of record in Book 1972, page 574 and Book 1081, page 643, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20130009409 DEEDWARR
Recvd: 02/04/13 11:23 2 pgs
Fees:13.00 Taxes:4070.00
20130204-0011279

unimproved ☐

This is improved ☒ property, known as 963 Overton Lea Road, Nashville, Tennessee 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 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 1st day of February, 2013.

Joseph R. Wheeler

Elizabeth B. Wheeler

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 Joseph R. Wheeler, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of February, 2013.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

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 Elizabeth B. Wheeler, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of February, 2013.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015