THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 13166

BILL GARRETT, Davidson County
Trans:T20130061009 DEEDWARR
Recvd: 07/17/13 15:02 2 pgs
Fees:13.00 Taxes:185.00
20130717-0074044

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY THOUSAND AND 00/100 ($50,000.00) DOLLARS, cash in hand paid by DUSTIN R. WHEELESS, receipt of which is hereby acknowledged, we, JONES YATES and LYNNE WHEELESS, have bargained and sold, and by these presents transfer and convey unto the said DUSTIN R. WHEELESS, his heirs and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot 4 and the westerly 25 feet of Lot 5, of Block C, on the Map of Sunnymeade, as of record in Book 974, Pages 56-57, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Said Lot and part of lot adjoin and front together 75 feet on the northerly side of Ardee Avenue and run back 194.5 feet on the westerly line of Lot 4 and 198.15 feet, more or less, on the easterly line of said part of Lot 4 to a dead line, measuring 75 feet thereon.
>
> Being the same property conveyed to Jones Yates and Lynne Wheeless by Special Warranty Deed from The Secretary of Veterans Affairs, dated November 28, 2012, of record in Instrument Number 20121210-01137602, in the Register's office of Davidson County, Tennessee.
>
> This conveyance is subject to the right of way of Ardee Avenue.
>
> This conveyance is subject to all matters as shown on plat of record in Book 974, Page 56, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said DUSTIN R. WHEELESS, his heirs and assigns, forever. And we do covenant with the said DUSTIN R. WHEELESS, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2013 Davidson County property taxes which have been prorated and will be paid by Grantees. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said DUSTIN R. WHEELESS, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, on this 12th day of July, 2013.

JONES YATES

LYNNE WHEELESS

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, JONES YATES and LYNNE WHEELESS, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 12th day of July, 2013.

NOTARY PUBLIC

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires July 24, 2013

My Commission Expires: July 24, 2013

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $50,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 12th day of July, 2013.

NOTARY PUBLIC

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires July 24, 2013

My Commission Expires: July 24, 2013

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Tax Map 06115010100

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Mr. DUSTIN R. WHEELESS
1109 Ardee Avenue
Nashville, TN 37216