Box 14

Return to:
John T. Cook, P.C.
2927 Berry Hill Dr
Nashville. TN 37304

Box 14, File 25929-8

This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P14-0220-D

WARRANTY DEED

Address of New Owners:
Mr. and Mrs. Richard Fleming
1604 Tyne Boulevard
Nashville, TN 37215

Send Tax Bills To:
Pinnacle Bank
150 Third Ave. S., Ste. 900
Nashville, TN 37201

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,
Richard S. Whetsel, unmarried and Darlene R. Whetsel, unmarried

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Richard A. Fleming, Jr. and Julie L. Fleming, 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 in Davidson County, Tennessee, being Lot No. 3 on the Plan of Section One Stuart Glen Subdivision, as of record in Plat Book 6250, Page 135, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard S. Whetsel and wife, Darlene Whetsel by deed from Michael H. Sanderlin and wife, Alice J. Sanderlin, dated January 27, 2006 and of record in Instrument No. 20060203-0013812, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right-of-way of Tyne Boulevard.

Subject to all matters shown on a plat of record in Book 6250, Page 135, in the Register's Office of Davidson County, Tennessee.

Subject to restrictions and reservations of record in Book 6540, Page 677, in the Register's Office of Davidson County, Tennessee.

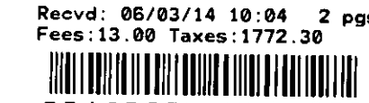
Subject to Sewage Facilities Agreement to The Metropolitan Government of Nashville and Davidson County, of record in Book 7275, Page 845, and Book 7275, Page 853, both in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 1604 Tyne Boulevard, Nashville, TN 37215

THIS CONVEYANCE IS SUBJECT TO: 2014 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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.

BILL GARRETT, Davidson County
Trans:T20140038648 DEEDWARR
Recvd: 06/03/14 10:04 2 pgs
Fees:13.00 Taxes:1772.30



20140603-0047683

Witness our hand(s) this the 30th day of May, 2014.

Richard S. Whetsel

Darlene R. Whetsel

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 Richard S. Whetsel and Darlene R. Whetsel, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th day of May, 2014.

Notary Public

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/19/18

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $479,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of May, 2014.

Notary Public

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9-19-16

Parcel ID: 145 01 0 019.00