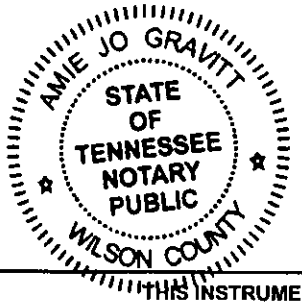
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Shelli Wheeler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2014.

Amie Jo Gravitt
Notary Public

MY COMMISSION EXPIRES: 10/26/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Guy M. Wheeler	Highlands Residential Mortgage	09615003100
(NAME)	(NAME)	
3132 Boulder Park Drive	12001 N Central Expressway #750	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **John B. Cox and Wife, Sandee Cox**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Guy M. Wheeler and Shelli Wheeler, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 12 on the plan of Hickory Bend, Section 3, as of record in Plat Book 3600, page 42, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to John B. Cox and wife, Sandee Cox by Warranty Deed dated from Metropolitan Nashville Airport Authority of record in Book 9602, Page 430, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 3600, Page 42, said Register's Office.

Restrictive Covenants of record in Book 3642, Page 478, said Register's Office.

Avigation Easement and Contract of record in Book 9602, Page 433, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3132 Boulder Park Drive, Nashville, TN 37214
(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

BILL GARRETT, Davidson County
Trans: T20140044164 DEEDWARR
Recvd: 06/23/14 09:54 2 pgs
Fees: 13.00 Taxes: 518.00
20140623-0054414

thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 17th day of June, 2014.

John B. Cox

Sandee Cox

State of Tennessee
County of Wilson

Personally appeared before me John B. Cox and Sandee Cox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of June, 2014.

Notary Public
My Commission Expires: _____

KIMIE PERRY
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

Return to:

Executive Title LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
615-773-0520