WARRANTY DEED

BOX 30-3

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

RETURN TO:

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Janice Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of August, 2014.

Robin S. Edwards
Notary Public

MY COMMISSION EXPIRES: 2/14/2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anita F. Wheeler	F&M Bank	16312000100
(NAME)	(NAME)	
2993 Baby Ruth Lane	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20141206

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, **I, Michelle L. Mattone**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Anita F. Wheeler and John J. Wheeler, wife and husband**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 14 on the Plan of Baby Ruth Lane Estates, Section Two, of record in Plat Book 11190, page 102, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Michelle L. Mattone by Warranty Deed from T.R. Mullins, dated April 12, 2002 and filed of record in Instrument 20020419-0049160, Register's Office for Davidson County, Tennessee.

Subject to easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 11190, Page 102, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 2993 Baby Ruth Lane, Antioch, TN 37013

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans: T20140063921 DEEDWARR
Recvd: 08/28/14 10:56 2 pgs
Fees: 13.00 Taxes: 462.50
20140828-0078648

Witness my hand this 22nd day of August, 2014.

Michelle L. Mattone

Michelle L. Mattone

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Michelle L. Mattone, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Michelle L. Mattone executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of August, 2014.

Commission expires: 4/22/2015

Deborah L. Baxter

Notary Public

