WARRANTY DEED

Melanie D. DuRard NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Comm. Expires January 21, 2018

DuRard STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My C... Ja

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS. $417,000.00.

Affiant

Subscribed and sworn to before me this 21st day of November, 2014.

Notary Public
My Commission expires: (Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Cory A. Traversari	Regions Bank d/b/a Regions Mortgage	118-14-0-019.00
901 Winston Place	2050 Parkway Office Circle	
Nashville, TN 37204	Birmingham, AL 35244	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Thomas Martin Wheeler and wife, Sandra L. Wheeler**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Cory A. Traversari, an unmarried man and Lisa Caputy, an unmarried woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 89 on the Map of the Woodmont Boulevard Section of Marengo Park, as of record in Book 1130, Page 2, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Winston Place, the common corner of Lots 89 and 90; thence with the line between said lots southerly 172 feet to a point in the southerly line of said subdivision; thence with the line of the same easterly 60.5 feet to a point in the westerly line of the James E. Caldwell Home Tract; thence with the line of the Caldwell Home Tract, north 3° east 107.2 feet to a point, a corner of Underwood Avenue; thence with the margin of the same northwesterly around a curve 94 feet to the southerly margin of Winston Place, thence with the margin of the same westerly 75 feet to the point of beginning.

Being the same property conveyed to Thomas Martin Wheeler and wife, Sandra L. Wheeler from Katherine C. Springfield, an unmarried person by Warranty Deed on October 10, 2003, of record in Instrument Number 20031014-0152324, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 1130, Page 2, Register's Office for Davidson County, Tennessee.

This is improved property known as: **901 Winston Place, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 November 21, 2014.

Thomas Martin Wheeler

Sandra L. Wheeler

BILL GARRETT, Davidson County
Trans: T20140091373 DEEDWARR
Recvd: 12/05/14 15:13 2 pgs
Fees: 13.00 Taxes: 1542.90
20141205-0111875

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and ualified, personally appeared **Thomas Martin Wheeler and Sandra L. Wheeler** to me nown to be the persons described in and who executed the foregoing instrument, and cknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 21, 2014

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY