WARRANTY DEED

File #14269

BILL GARRETT, Davidson County
Trans: T20140096798 DEEDWARR
Recvd: 12/29/14 11:06 2 pgs
Fees: 13.00 Taxes: 669.33
20141229-0118362

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,909.00

Joyce Gordon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF DECEMBER, 2014.

A.C. Hall
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

A. C. HALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 2015

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cathy Keith	SAME	-172-16-0A-024.00-CO
(NAME)	(NAME)	
3717 Shane Point Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Frank D. Wheeler and James Allen Wheeler, Trustees of the Wheeler Family Living Trust dated 5-11-07,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cathy Keith, a single woman,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 24 on the Plan of Revision to Shane Point of record in Plat at Instrument No. 20101021-0084160, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Wheeler Family Living Trust dated May 11, 2007 by Warranty deed from Regent Homes, LLC, a Tennessee limited liability company dated March 08, 2012 and recorded in Instrument No. 20120308-0020420 Register's Office for Davidson County, Tennessee. Thence being the same property conveyed to Frank D. Wheeler and James Allen Wheeler, Trustees of the Wheeler Family Living Trust dated 5-11-07 by Quit Claim Deed from Regent Homes, LLC dated 12-22-14 and recorded in Instrument No. 20141229-0118361, in the Register's Office for Davidson County, Tennessee.

\

unimproved ☐
This is improved ☒ property, known as 3717 Shane Point Place, Nashville, TN 37211

(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 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.

Witness my hand this 23rd day of December, 2014.

Frank D. Wheeler and James Allen Wheeler, Trustees of the Wheeler Family Living Trust dated 5-11-07

BY: _____

Frank D. Wheeler, Trustee

BY: _____

James Allen Wheeler, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Frank D. Wheeler and James Allen Wheeler,** with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the **Trustees of the Wheeler Family Living Trust dated 5-11-07,** and are authorized by the trust document to execute this instrument on its behalf.

This the 23rd day of December, 2014.

My Commission Expires: 9-5-2016

_____
Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027