BILL GARRETT, Davidson County
Trans:T20150002254 DEEDWARR
Recvd: 01/09/15 14:08 2 pgs
Fees:13.00 Taxes:740.00
20150109-0002637

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
14-1233

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of January, 2015

Notary Public
Commission Expires: 3/21/17

CAROL T BAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Daniel Stephenson	Metropolitan Bank	146-08-0-165.00
4912 Montclair Drive	5624 Poplar Ave	
Nashville, TN 37211	Memphis, TN 38119	

WARRANTY DEED

FOR AND IN 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/WE,

Gordon T. Wheeler, Jr. and wife, Sandra J. Wheeler

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel Stephenson and Hannah Stephenson, 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. 426 on the plan of Section Six, Crieve Hall Estates, of record in Book 2331, Pages 1 and 2, in the Register's Office for Davidson County, Tennessee.

Beginning at a point in the northerly margin of Fieldcrest Drive at the corner of Lots Nos. 425 and 445; thence westerly with the margin of said Drive 130 feet to a concrete monument at the beginning of a curve; thence around said curve in a northwesterly direction 31.42 feet to a concrete monument in the easterly margin of Montclair Drive; thence northerly with said Drive 130 feet to the common corner of Lots 426 and 427; thence easterly along the line between said lots 150 feet to a concrete monument in the west line of Lot 445; thence southerly with the line between Lots 445 and 426, 150 feet to the point of beginning.

BEING the same property conveyed to Gordon T. Wheeler, Jr. and wife, Sandra J. Wheeler, by Quitclaim Deed from The Wheeler and Son Partnership, a Tennessee partnership consisting of Rubie Wheeler, Gordon T. Wheeler, Jr. and wife, Sandra J. Wheeler, dated 11/1/04 and recorded 11/30/04 in Instrument No. 20041130-0142261; and the same property previously conveyed to The Wheeler and Son Partnership, a Tennessee partnership consisting of Rubie Wheeler, Gordon T. Wheeler and Sandra J. Wheeler, by Quitclaim Deed from Rubie Wheeler, dated 12/28/00 and recorded 1/12/01 in Instrument No. 20010112-0004042; and previously conveyed to Gordon T. Wheeler and Rubie C. Wheeler by Warranty Deed from Glen L. Iversen and wife, Joan L. Iversen, who are the same persons as Glen L. Iverson and wife, Joan L. Iverson, dated 8/10/78 and recorded 10/3/78 in Book 5345, Page 872, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4912 Montclair Drive, Nashville, TN 37211.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 2nd day of January, 2015.

Gordon T. Wheeler, Jr.

Sandra J. Wheeler

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Gordon T. Wheeler, Jr. and Sandra J. Wheeler
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/(they) executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 2nd day of January, 2015.

Notary Public
My Commission Expires: _____

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

(Notary Seal)