Davidson County DEEDWARR
Recvd: 02/25/15 11:18 5 pgs
Fees:28.00 Taxes:854.70
20150225-0016138

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32178-01-2015**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $231,000.00. T. Turner Snodgrass Affiant Subscribed and sworn to before me this 25th day of February, 2015. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2018

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Eugene Carroll Wheeler Eugene Joseph Wheeler 5241 West Avenue L-14 Lancaster, CA 93536	New Owner	Map and Parcel No.: 069 12 0 001 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **T. Turner Snodgrass, Trustee with full power to sell, mortgage, transfer and convey** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eugene Carroll Wheeler and Eugene Joseph Wheeler, as joint tenants with rights of survivorship** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 0 Clarksville Pike and 0 Ashland City Highway, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of February, 2015.

T. Turner Snodgrass, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **T. Turner Snodgrass, Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of February, 2015.



Notary Public
My Commission Expires:

EXHIBIT "A"

Tract I

Property located in the 13th civil district of Nashville, Davidson County, Tennessee, and being more particularly described according to a survey by Wamble and Associates on Febuary 23, 1987, as follows:

Beginning at an iron rod, set this survey, located on the northern right-of-way of Hydes Ferry Pike (state route 12), said rod also being 694.40 feet in a westerly direction from an existing concrete highway right-of-way monument at the northwest intersection of said northern right-of-way and the western right-of-way of Clarksville Pike (United States Highway 41A, State route 112). Thence, following said northern right-of-way with a bearing of north 31 degrees 22 minutes 55 seconds west a distance of 471.58 feet to an iron rod. Set this survey; thence, leaving said northern right-of-way north 19 degrees 34 minutes 07 seconds west 123.24 feet to an iron rod, set this survey; said rod being the northeast corner of property conveyed to Earl T. Hutchens by record in Deed Book 4532, page 922 R.O.D.C., Tennessee; Thence, north 70 degrees 33 minutes 02 seconds west 298.07 following Hutchens north line and the north lines of property conveyed to W.W. Espey, Deed Book 1555, page 387 R.O.D.C., Tennessee; Ronald J. Hutton, Deed Book 4935, page 283 and part of the north line of property conveyed to John W. Malone, et ux Deed Book 4194, page 972 R.O.D.C., Tennessee, to an iron rod (set this survey); said rod also being the southeast corner of property conveyed to the Metropolitan Nashville Government Power Board Deed Book 3795, page 829 R.O.D.C., Tennessee; thence, following the easterly boundary of said government property north 19 degrees 27 minutes 57 seconds east, 450.56 feet to an iron rod. Set this survey; said rod being the northeast corner of aforementioned government property; thence following the northern boundary of said government property, north 70 degrees 32 minutes 05 seconds west 437.30 feet to an existing iron rod; said rod being at the intersection of the north line of aforementioned government property and the easterly line of a 150 foot wide Tennessee Valley Authority easement as referenced in the aforementioned government property deed; thence following the common northwest boundary of said government property and the easterly line of said 150 feet easement south 45 degrees 08 minutes 10 seconds west, 175.51 feet to an iron rod. Set this survey; said rod being at the intersection of the westerly boundary of said government property and the southern right-of-way of Abernathy Road; said rod also being the northeast corner of property conveyed to Joe A. Green et ux Deed Book 5621, page 474 R.O.D.C., Tennessee; thence, leaving said southern right-of-way, north 05 degrees 36 minutes 35 seconds east 127.19 feet to an existing iron rod, said rod being the northeast corner of property conveyed to M. A. Moskovitz, Deed Book 4850, page 157 R.O.D.C., Tennessee; and the southeast corner of property conveyed to O. H. Abernathy Jr. et ux, Deed Book 2810, page 381 R.O.D.C., Tennessee; thence, following the eastern line of said Abernathy property along the centerline, more or less, of the remnants of an existing rock wall and fence line, north 04 degrees 35 minutes 57 seconds east, 160.34 feet to an iron rod. Set this survey; thence, continuing along centerline, more or less, or said rock wall and fence line with the southern boundary of said Abernathy property, north 87 degrees 12 minutes 44 seconds east 819.05 feet, to an existing iron rod. Said rod being in the center of said rock wall and also being the southeast corner of said Abernathy property and the southwest corner of property conveyed to W.M. McInturff et ux & J. A. Lewis et ux, Deed Book 6529,page 121 R.O.D.C., Tennessee; thence continuing along centerline, more or less, of said rock wall and fence line with the southern line of said McInturff and Lewis property, north 86 degrees 08 minutes 27 seconds east, 388.59 feet to an iron rod. Set this survey; said rod being on the western right-of-way of Clarksville Pike (United States Highway 41A, state route 112); thence, following said western right-of-way south 26 degrees 39 minutes 13 seconds east 346.06 feet to an iron rod; set this survey; said rod being the northeast corner of property known as the Northgate Shopping Center, being part of the property devised to Clifford L. Maxwell in Will Book 107, page 164 County Court Clerk's Office for Davidson County, Tennessee; thence, leaving said western right-of-way with the northern line of said shopping center property south 63 degrees 21 minutes 44 seconds west, 470.00 feet to an iron rod. Set this survey; said rod being the northwest corner of said shopping center property; thence with the western line of said shopping center property south 26 degrees 38 minutes 47 seconds east 503.94 feet to an iron rod, set this survey; thence, continuing with the western line of said shopping center property south 08 degrees 28 minutes 34 seconds west 115.92 feet to the point of beginning.

Containing 18.157 acres more or less.

Being the same property conveyed to T. Turner Snodgrass, Trustee with full power to sell, mortgage, transfer and convey by deed dated September 21, 1987 from Clifford L. Maxwell and wife, Ruby M. Maxwell, of record in Book 7358, page 358, Register's Office for Davidson County, Tennessee.

Tract II

Property located in the 2nd Councilmanic District of Nashville, Davidson County, Tennessee. Being a portion of the property shown on the plat of Northgate Shopping Center as of record in Plat Book 5060, page 38, R.O.D.C., Tennessee and being more particularly described according to a survey performed by Wamble & Associates on July 14, 1988 as follows:

Beginning at an existing Iron Rod located on the Western Right-Of-Way of Clarksville Pike (United States Highway 41A, State Route 112); said Rod also being South 26 Degrees 39 Minutes 13 Seconds East of the Northeast Corner of Tract One; thence, following said Western Right-Of-Way South 26 Degrees 39 Minutes 13 Seconds East 93.24 Feet to an Iron Rod, set this survey; thence, South 34 Degrees 22 Minutes 48 Seconds East 25.00 Feet to an Iron Rod, set this survey; thence, leaving said Western Right-Of-Way South 63 Degrees 21 Minutes 13 Seconds East 124.08 Feet to an Iron Rod, set this survey; thence, South 26 Degrees 39 Minutes 13 Seconds East 150 Feet to an existing Iron Rod; thence, South 63 Degrees 37 Minutes 37 Seconds West 349.32 Feet to an Iron Rod, set this survey; thence, North 26 Degrees 38 Minutes 47Seconds West 286.35 Feet to an existing Iron Rod; thence North 63 Degrees 21 Minutes 13 Seconds East 470.00 Feet to the point of beginning.

Containing 107,616.05 Square Feet or 2.47 Acres

Being the same property conveyed to T. Turner Snodgrass, Trustee with full power to sell, transfer, convey or mortgage without the joinder of any beneficiary, by deed dated July 20, 1988, from Clifford L. Maxwell and wife, Ruby M. Maxwell, of record in Book 7605, page 695, Register's Office for Davidson County, Tennessee

This conveyance is made subject to:

1. State and County taxes for the year 2015, a lien, but not yet due and payable. Map and Parcel No. 069 12 0 001 00 and 069 12 0 091 00.
2. All matters appearing on the Plan of record as Book 5060, page 38, Register's Office for Davidson County, Tennessee. (Tract II)
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5214, page 384, Register's Office for Davidson County, Tennessee. (Tract II)
4. Easement for sewer and utility lines of record in Book 5651, page 656, Register's Office for Davidson County, Tennessee. (Tract II)
5. Easement for watermains and appurtenances of record in Book 5109, page 711, Register's Office for Davidson County, Tennessee. (Tract II)
6. Easement for permanent slope and drainage of record in Book 5104, page 626, Register's Office for Davidson County, Tennessee. (Tract II)
7. Easement for power lines, poles, apparatuses, maintenance, etc. to Metropolitan Government Power Board of record in Book 3795, page 829, Register's Office for Davidson County, Tennessee. (Tract I)
8. No insurance is afforded as to the exact amount of acreage contained in the property described herein.

True Copy Certification

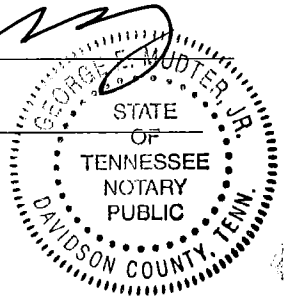
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:



My Commission Expires MAY 3, 2016