WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/23/16

(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

O-VRES-15-3005

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Courtney Katherine Wheeler	**First Community Mortgage**	
(NAME)	(NAME)	
3005 Remington Park Lane	**275 Robert Rose Drive**	**064160D23400CO**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Murfreesboro, TN 37129**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **PAUL M. MCCLELLAN AND WIFE, BETHANY ANGLIN MCCLELLAN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **COURTNEY KATHERINE WHEELER, A SINGLE PERSON,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 348 on the Plan of Section Four, Truxton Park, R10 Cluster Lot Subdivision of record in Plat at Instrument No. 20020528-0064435, 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 Paul M. McClellan and wife, Bethany Anglin McClellan by Warranty deed from Jeffry Drott and wife, Rea Frey of record in Instrument No. 20070405-0041146 Register's Office for Davidson County, Tennessee, dated March 30, 2007 and recorded on April 05, 2007.

This conveyance is subject to:
- Taxes for the year 2015 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20020528-0064435, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20001011-0100896, Instrument No. 20001030-0107559, supplemented by Instrument No. 20010522-0052910, Instrument No. 20020123-000419 and Instrument No. 20020506-0055597, as re-recorded in Instrument No. 20020718-0086907, Register's Office for Davidson County, Tennessee.
- By-Laws of Truxton Park Homeowners Association, Inc., of record in Instrument No. 20001101-0108604, Register's Office for Davidson County, Tennessee.
- Charter of Truxton Park Homeowners Association, Inc., of record in Instrument No. 20001101-0108603, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to Truxton Park Homeowners Association, Inc., for common area of record in Instrument No. 20050311-0027269, Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3005 Remington Park Lane , Hermitage, Tennessee 37076**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20150031711 DEEDWARR
Recvd: 04/27/15 12:31 2 pgs
Fees:13.00 Taxes:666.00
20150427-0037471

Witness my/our hand(s) this the 24th DAY OF APRIL, 2015.

Paul M. McClellan

Bethany Anglin McClellan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL M. MCCLELLAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of April, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BETHANY ANGLIN MCCLELLAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of April, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

