WARRANTY DEED

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2015

Notary Public

MY COMMISSION EXPIRES: April 24, 2018

(AFFIX SEAL)

DANNY LEE SMITH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, 330 Robert Rose Dr., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jennifer M Wheeler	Peoples Home Equity	072-08-0-235.00
(NAME)	(NAME)	
2221 Ravenwood Dr.	150 N. Seven Oaks Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Knoxville, TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Grayson D Adler, and wife Melissa Adler,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jennifer M Wheeler,** an unmarried woman, 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. 195 on the Plan of Dalewood, Section 3 of record in Plat Book 1835, Page 20, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 195 fronts 73 feet on the east side of Ravenwood Drive and runs back between lines 175 feet on the north line and 178.8 feet on the south line to a dead line measuring 73.3 feet thereon.

Being the same property conveyed to Grayson D. Adler, married from Wild Eagle Properties, LLC, a Tennessee limited liability company by QuitClaim Deed dated February 19, 2015 and recorded February 24, 2015 as Instrument No. 20150224-0015734, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Wild Eagle Properties, LLC by Warranty Deed from Lynda Fleming Crabtree and Ronnie Crabtree, dated June 30, 2014, and recorded July 15, 2014, in Instrument No. 20140715-0062309, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2221 Ravenwood Dr., Nashville, TN 37216
(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.

BILL GARRETT, Davidson County
Trans:T20150044000 DEEDWARR
Recvd: 06/04/15 13:52 2 pgs
Fees:13.00 Taxes:978.65
20150604-0052422

Witness my/our ~~hands~~ this 29th day of May, 2015.

Grayson D Adler

Melissa Adler

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be of Grayson D Adler and Melissa Adler and that they as such executed the foregoing instrument for purposes therein contained, by signing the name of the entity by themselves as

WITNESS my hand and seal this 29th day of May, 2015.

Notary Public Danny Lee Smith
My Commission Expires: April 24, 2018

File No: 14071

DANNY LEE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD