BILL GARRETT, Davidson County
Trans: T20150052450 DEEDWARR
Recvd: 06/30/15 11:14 3 pgs
Fees: 18.00 Taxes: 222.00
20150630-0062945

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Elaine C. Williamson
Affiant

Subscribed and sworn to before me, this 25TH DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES:

11-3-16 (AFFIX SEAL)

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Fuller and wife, Freda Fuller	Same as new owner	02900037200
	(NAME)	
2247 Ingram Road		
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Casey Wheeler and Amy Wheeler, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Robert Fuller and wife, Freda Fuller, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

BEING THE SAME PROPERTY CONVEYED TO CASEY WHEELER AND AMY WHEELER, HUSBAND AND WIFE, BY DEED FROM U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF DECEMBER 1, 2006 MASTR ASSET-BACKED SECURITIES TRUST 2006-NC3 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-NC3, OF RECORD BY INSTRUMENT NO. 20120606-0049312, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5770 Craft Road, Joelton, TN 37080
(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/our hand(s) this 25th day of June, 2015.

WARRANTY DEED
(Continued)

Casey Wheeler

Amy Wheeler

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Casey Wheeler and Amy Wheeler, husband and wife, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of June, 2015.

Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-3-15

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

EXHIBIT "A"

A tract of land in the 14th, formerly 24th Civil District of Davidson County, Tennessee, being located south of Grays Point Road on the west side of the extension of Craft Road, located in the northwestern portion of said Davidson County, described as follows: Commencing at an found concrete monument at the northeast corner of lands of Thomas T. Baggott, III recorded in Book 6676, Page 671, in the Register's Office of Davidson County, Tennessee R.O.D.C., Tennessee and being shown as Parcel 240, on Tax Map 29. Thence, with the northern boundary of said lands of Baggott North 84 degrees 31 minutes 44 seconds West 348.25 feet to a point at the northwest corner of said lands of Baggott and being the eastern Right of Way of Craft Road; thence, with the Southern R.O.W. of said Craft Road, being the northern margin of an 50 foot Ingress, Egress and Utility Easement North 75 degrees 38 minutes 07 seconds West 50.21 feet to a point on the western R.O.W. of said Craft Road and being the True and Actual Point of Beginning; Thence, leaving said R.O.W. Margin and along the western margin of said 50 foot Ingress, Egress and Utility Easement being the Southern boundary of herein described Tract 2 along a curve to the right of having a Delta Angle of 2 degrees 20 minutes 18 seconds, a Radius of 1170.92 feet, Tangent of 23.90 and a chord bearing and distance of South 6 degrees 01 minutes 25 seconds West 47.78 feet to a point; thence, South 5 degrees 54 minutes 13 seconds West 90.34 feet to a curve to the right; Thence, along said curve having a Delta Angle of 3 degrees 17 minutes 00 seconds, a Radius of 1079.65 feet, Tenant of 30.94 feet and a chord Bearing and Distance of South 7 degrees 32 minutes 50 seconds West 61.86 feet to a point; Thence, leaving said easement North 83 degrees 30 minutes 54 seconds West 472.40 feet to a point; Thence, North 8 degrees 38 minutes 50 seconds East 97.74 feet to a point ; Thence, North 83 degrees 43 minutes 03 seconds West 1205.67 feet to the western boundary of J. Derick Stevens as of record in Book 7403, Page 414 in R.O.D.C.; Thence , along said western boundary North 6 degrees 27 minutes 56 seconds East 100 feet to a point on the southern boundary of Charlotte C. Palmer as of record in Book 3346, Page 54 in R.O.D.C.; point of Beginning. Containing 5.001 acres or 217,824.76 square feet to a found iron rod, being the southwest corner of Carol Marrie Palmer as of record in Book 43419, Page 538 R.O.D.C.; Thence, along said southern boundary and others South 83 degrees 23 minutes 59 seconds East 1089.09 feet to a point; Thence, South 83 degrees 43 minutes 17 seconds West 183.29 feet to a found iron rod, being the southeast corner of William & Kathleen House as of record Book 6519, Page 820 R.O.D.C.; also the being the southwest corner of Patrician Chapman estes as of record in Book 7617, Page 156, R.O.D.C.; Thence along the southern boundary of said Estes South 83 degrees 46 minutes 53 seconds West 144.53 feet to found iron rod, being the southwest corner of Forrest Jell Burton as of record in Book 5221, Page 393, R.O.D.C.; Thence, along the southern boundary of said Burton South 83 degrees 46 minutes 53 seconds east 117.41 feet to the Point of Beginning.