WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/13/15 11:36 2 pgs
Fees:13.00 Taxes:77.70
20150713-0067793

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$21,000.00.**

Affiant

Subscribed and sworn to before me this 8th day of July, 2015.

Notary Public
My Commission expires: 11-5-2018
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Tyree L. Moreland	SAME	081-10-0-334.00
5453 Oak Chase Drive		
Antioch, TN 37013		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Homer Rex Wheaton and wife, Vesta Wheaton**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tyree L. Moreland**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the northerly 100 feet of Lot No. 14 on the plan of subdivision of the Georgia Industrial Realty Company's North Nashville property, as of record in Book 421, page 188, Register's Office for said County.

Said part of Lot No. 14 fronts 100 feet on the easterly side of 24th Avenue North, and runs back between parallel lines, 210 feet to a dead line.

Being the same property conveyed to Homer Rex Wheaton and wife Vesta Wheaton, by deed from Rosette M. Wheaton, on July 10, 1996, of record in Book 10117, page 121, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 421, page 188, Register's Office Davidson County, Tennessee.
- Metro Codes Letter (Order to Repair) of record in Instrument Number 20150624-0060407, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1628 24th Avenue N., Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 8, 2015.

Homer Rex Wheaton
Homer Rex Wheaton

Vesta Wheaton
Vesta Wheaton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Homer Rex Wheaton and Vesta Wheaton** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 8, 2015

My commission expires 11-5-2018

Notary Public

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17