BILL GARRETT, Davidson County
Trans:T20150082849 DEEDWARR
Recvd: 09/29/15 13:51 2 pgs
Fees:13.00 Taxes:936.10
20150929-0098908

RECORD & RETURN TO:
FILE BOX 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $253,000.00.

Affiant

Subscribed and sworn to me on September 25, 2015.

NOTARY PUBLIC

My Commission Expires:

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Patrick Poole
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28817SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Richard Wheeler 1700 State Street, Apartment 209 Nashville, TN 37203	Farmington Mortgage, a Division of CapStar Bank 2002 Richard Jones Road, Ste 300A Nashville, TN 37215	082-7-121

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Robert Lee Nelson and Pamela H. Nelson, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Richard Wheeler, an unmarried man, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in East Nashville, Davidson County, Tennessee, being shown on the plan of Humphrey Pierce's Addition, as of record in Book 161, page 20, Register's Office for said County.

Beginning at a point in the westerly margin of North Fourth Street, formerly Lischey Avenue, 101 ft. South of the South margin of Wilburn Street; thence with the Westerly margin of North Fourth Street, Southerly 66 ft. to a point; thence westerly 155 ft. more or less to an alley; thence with the margin of said alley Northerly 67 ft. to a point; thence Easterly 155 ft. to the point of beginning.

BEING the same property conveyed to Red Square Properties, LLC, by Deed from C.L. Holden, single, of record as Instrument No. 20070216-0019899, in the Register's Office for Davidson County, Tennessee.

ALSO BEING the same property conveyed to Robert Lee Nelson and Pamela H. Nelson, by Quitclaim Deed from Robert Lee Nelson and Pamela H. Nelson, as members of Red Square Properties, LLC, dated November 21, 2004, filed for record on November 21, 2007, in Instrument No. 20071121-0136379, in the Register's Office for Davidson County, Tennessee. The said Pamela H. Nelson is also known as Pamela Nelson.

The conveyance of the above-described parcel of land is subject to the following:

1. 2015 Davidson County taxes which have been paid by the Grantor and prorated by the parties.
2. Matters shown on plan of record in Book 161, page 20, Register's Office for Davidson County, Tennessee.
3. The rights of others in and to the common areas.
4. The lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.
5. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 818 Lischey Avenue, Nashville, TN 37207.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 September, 2015.

Robert Lee Nelson by Karen Hoff Attorney in Fact
Robert Lee Nelson by Karen Hoff as
Attorney-In-Fact

Pamela H. Nelson by Karen Hoff Attorney in Fact
Pamela H. Nelson by Karen Hoff as
Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named Karen Hoff with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Robert Lee Nelson and Pamela H. Nelson, a/k/a Pamela Nelson, as their Attorney-In-Fact, as the free act and deed of the within named Robert Lee Nelson and Pamela H. Nelson, a/k/a Pamela Nelson.

Witness my hand and official seal, this 25 day of September, 2015

NOTARY PUBLIC

My Commission Expires: 7/3/2017

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE