Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #15-1360

BILL GARRETT, Davidson County
Trans:T20150084703 DEEDWARR
Recvd: 10/05/15 14:41 2 pgs
Fees:13.00 Taxes:2812.00
20151005-0101277

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Melanie Ann Wheeler and Dian Wheeler Sylvis**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **The Baird Graham Company, LLC**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being Lot No. 17 and the east one-half of Lot No. 16, Block 7, on the Plan of Overton Hills, as of record in Book 845, Page 66, Register's Office for Said County.

Said Lot and part of said lot adjoin and front together 160 feet on the south side of Castleman Drive, and runs back between lines, 323.2 feet on the east line of Lot No. 17, and 319.9 feet more or less on the west line of part of Lot No. 16, to a dead line in the rear on which it measures 150 feet.

Being the same property conveyed to William B. Wheeler and wife, Henrietta M. Wheeler by Deed from Sarah A. Martin of record in Book 3279, Page 160. Said Henrietta M. Wheeler (DOD 7/8/2009) predeceased said William B. Wheeler (DOD 12/21/2012). Said property was devised to Melanie Ann Wheeler and Dian Wheeler Sylvis by Last Will and Testament of William Byron Wheeler filed with the Seventh Circuit Court for Davidson County, Tennessee as Docket No. 13P-127, Register's Office for Davidson County, Tennessee. Said property has not been the residence of Dian Wheeler Sylvis, her spouse, or issue. The spouse of, Melanie Ann Wheeler, Paul Herman Arnold, joins in the execution of this Warranty Deed to convey any interest he may have in said property as a result of the property having been the residence of Melanie Ann Wheeler and spouse, Paul Herman Arnold.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2015 Castleman Drive, Nashville, TN, 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 30th day of September, 2015.

Melanie Ann Wheeler

Dian Wheeler Sylvis

Paul Herman Arnold

State of Tennessee)
County of Davidson)

On this 30th day of September, 2015, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Melanie Ann Wheeler and Dian Wheeler Sylvis the bargainor(s) along with Paul Herman Arnold, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-8-17

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 760,000.00.

X Melanie Ann Wheeler
Affiant

Sworn and subscribed before me on this the 30th day of September, 2015.

Notary Public

My Commission Expires: 5-8-17

NEW OWNER:
The Baird Graham Company, LLC
2015 Castleman Drive
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
SAME

TAX MAP-PARCEL #:
131-06-0-043.00