Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $347,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of October 2015.

Notary Public
My commission expires: _____

BILL GARRETT, Davidson County
Trans:T20150091848 DEEDWARR
Recvd: 10/28/15 12:38 3 pgs
Fees:18.00 Taxes:1283.90
20151028-0109692

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2017

Address of New Owner:	Send Tax Bills to:	Tax Information
Lindsey T. Wheeley 1060 Hickory Hollow Rd Nashville TN 37221	New Owner	127120039.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Brandon Wickham and wife, Johanna Wickham hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Lindsey T. Wheeley and Adam M. Wheeley, wife and husband hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 2nd Civil District of Davidson County Tennessee, and being more particularly described as follows:

Beginning at an iron pin being the northeast corner of Lot No. 3 on the plat of Hickory Hills Estates as of record in Plat Book 5200, page 118, Register's Office for Davidson County, Tennessee;

Thence; South 18 degrees, 12 minutes, 00 seconds West, 396.41 feet to an iron pin.
Thence; South 56 degrees, 23 minutes, 00 West, 206.42 feet to an iron pin.
Thence; North 29 degrees, 58 minutes, 00 seconds East, 461.51 feet to an iron pin.
Thence; North 71 degrees, 54 minutes, 00 seconds East, 62.03 feet to an iron pin.
Thence; North 24 degrees, 42 minutes, 31 seconds West, 100.00 feet to an iron pin in a woven wire fence.
Thence; North 40 degrees, 07 minutes, 03 Seconds East, 108.00 feet to an iron pin.
Thence; North 83 degrees, 50 minutes 09 seconds East, 172.78 feet to an iron pin.
Thence; South 54 degrees, 33 minutes 23 seconds East, 176.68 feet to the point of beginning, containing 3.42 acres more or less as per Survey by C&K Surveyors, LLC, dated September 27, 2015.

LEGAL DESCRIPTION CONTINUED ON EXHIBIT A ATTACHED HERETO.

Being the same property conveyed to Brandon Wickham and wife, Johanna Wickham by deed dated January 25, 2008 from Geneva Bounds of record in Instrument No. 20080128-0008905, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2) Private Drive Agreement of record in Book 5371 Page 554 3) Driveway Easement of record in Book 5601, Page 72 and Book 5645, Page 235

This property is improved property known as 1060 Hickory Hollow Rd, Nashville, Tennessee 37221

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 23 day of October, 2015.

Brandon Wickham

Johanna Wickham

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brandon Wickham and Johanna Wickham, the 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 at Brentwood, Tennessee, this 23rd day of October, 2015.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 09113

EXHIBIT A

LEGAL DESCRIPTION CONTINUED:

Together With and Subject To an easement for ingress and egress described as "Existing Common Drive," as set out on the Subdivision Plan-Hickory Hill Estates, Tate Rogers Property, of record in Book 5200, page 118, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof. Said ingress and egress easement is referenced and further described in Instrument No. 20080128-0008905, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS ALSO SUBJECT TO THE FOLLOWING:

All matters shown on Plat of record in Book 3600, pages 32, and 33, and Plat of record in Book 5200, page 118, Register's Office for Davidson County, Tennessee.