WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150099540 DEEDWARR
Recvd: 11/23/15 13:51 2 pgs
Fees: 13.00 Taxes: 888.00
20151123-0118663

G-P-15-1520-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-19

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Chad Wohlers	new owner	
(NAME)	(NAME)	**094-01-382.00**
1212 Laurel STreet #1704		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MEAGAN BROOKE DOLLERIS AND SPOUSE, AMANDA M. VANZILE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CHAD WOHLERS, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 211 on the Plan of Edgefield Land Company's First Subdivision of record in Plat Book 57, Page 130, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Meagan Brooke Dolleris, a single person and Amanda M. Vanzile, a single person as tenants in common with the right of survivorship by Quitclaim Deed from Meagan Brooke Dolleris, a single person, of record in Instrument No. 20130408-0034655, Register's Office for Davidson County, Tennessee, dated March 29, 2013 and recorded on April 08, 2013.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 130, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1520 Long Avenue , Nashville, Tennessee 37206-2134**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 19th DAY OF NOVEMBER, 2015.

Meagan Brooke Dolleris by John Gleaves,
Attorney in Fact

Amanda M. VanZile by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MEAGAN BROOKE DOLLERIS AND AMANDA M. VANZILE, and who acknowledged he executed the same as the free act and deed of the said MEAGAN BROOKE DOLLERIS AND AMANDA M. VANZILE.

Witness my hand and official seal, this the 19th of November, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-15-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212