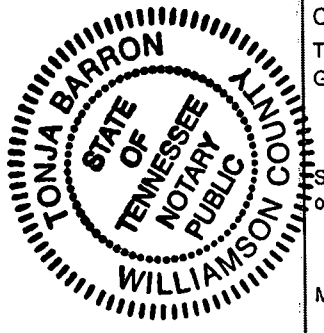
WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160029542 DEEDWARR
Recvd: 04/12/16 09:47 3 pgs
Fees: 18.00 Taxes: 573.50
20160412-0034865



STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/30/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alyssa J. Earlywine	CMG Mortgage, Inc.	075-12-0A-127.00-CO
(NAME)	(NAME)	
453 Scotts Creek Trail	3160 Crow Canyon Road, Ste. 400	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **James C. Wheeler and Gloria Wheeler, Trustees of the James C. Wheeler and Gloria Wheeler Living Trust dated December 12, 2000**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Alyssa J. Earlywine,** unmarried, hereinafter called the GRANTEE(S), their heirs and/or assigns, a 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. 73 on the Plan of Section Three, Phase I, Greer Meadows at Cedar Creek, Residential P.U.D. of record in Instrument Number 20010920-0101748, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
Being the same property conveyed to James C. Wheeler and Gloria Wheeler as trustees of the James C. Wheeler and Gloria Wheeler Living Trust Dated December 12, 2000 by Quit-Claim Deed from James C. Wheeler and Gloria J. Wheeler, husband and wife dated 03/19/2004, recorded 04/29/2004 of record in Instrument No. 20040429-0048798, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2016 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Instrument No. 20010920-0101748, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded of record in Book 10802, Page 402, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded of record in Instrument No. 20020606-0069062, in the Register's Office for Davidson County, Tennessee,
Easement contained in Warranty Deed recorded of record in Book 4128, Page 813, in the Register's Office for Davidson County, Tennessee.
Easement contained in Deed of Conveyance recorded of record in Book 11497, Page 595, in the

Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement recorded of record in Instrument No. 20001205-0119474, in the Register's Office for Davidson County, Tennessee.
Charter recorded of record in Book 8414, Page 69, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed recorded of record in Instrument No. 20021126-0146632, in the Register's Office for Davidson County, Tennessee.
Warranty Deed recorded of record in Instrument No. 20030107-0002660, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 453 Scotts Creek Trail, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 28th day of March, 2016.

JAMES C. WHEELER AND GLORIA WHEELER, TRUSTEES OF THE JAMES C. WHEELER AND GLORIA WHEELER LIVING TRUST DATED DECEMBER 12, 2000

By: James C. Wheeler
Its: Trustee

By: Gloria Wheeler
Its: Trustee

SEE ATTACHED DOCUMENT
dmb 03/28/2016

State of _____
County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named James C. Wheeler and Gloria Wheeler, Trustees of the James C. Wheeler and Gloria Wheeler Living Trust dated December 12, 2000, 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 in the capacity and for the purposes therein contained.

Witness my hand and official seal this _____ day of March, 2016.

Notary Public
My Commission Expires:

CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT
(CALIFORNIA CIVIL CODE § 1189)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

On March 28 2016 before me, Amy Michelle Bart Notary Public
(Date) *(Here Insert Name and Title of the Officer)*

personally appeared James C. Wheeler and Gloria Wheeler,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

AMY MICHELLE BART
Commission # 2073855
Notary Public - California
Los Angeles County
My Comm. Expires Jul 6, 2018

WITNESS my hand and official seal.

Amy Michelle Bart
Signature of Notary Public

(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

Description of Attached Document

Title or Type of Document: Warranty Deed Document Date: 03/28/2016

Number of Pages: 3 Signer(s) Other Than Named Above: —

Additional Information: —