THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32959-04-2016**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $575,000.00. VAnderson Affiant Subscribed and sworn to before me this 17th day of May, 2016. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Ralph Wheeler, Mary Wheeler 314 Windemere Woods Drive Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 131 01 0 H 009 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Macauley Lukens**, an unmarried woman ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ralph Wheeler and Mary Wheeler,** husband and wife ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is property located at 314 Windemere Woods Drive, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20160043119 DEEDWARR
Recvd: 05/23/16 14:06 3 pgs
Fees:18.00 Taxes:2127.50
20160523-0051481

IN WITNESS WHEREOF, Grantor has executed this instrument on the 17th day of May, 2016.

Mary Macauley Lukens by Rachel Barden attny-in-fact

Mary Macauley Lukens by Rachel Barden,
her 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, Rachel Barden, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Mary Macauley Lukens and that she is authorized by Mary Macauley Lukens to execute this instrument on her behalf.

Witness my hand at office this 17th day of May, 2016.

Notary Public
My commission expires _____

GERALD G. PATTERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Revised Plat of Phase I and II Windemere, as of record in Plat Book 6900, p[age 616, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to John N. Lukens, Jr. and wife Mary Macauley Lukens by deed dated July 28, 2000 from William A. Goebel, Jr. unmarried of record in Instrument No. 20000801-0075954, Register's Office for Davidson County, Tennessee. John N. Lukens, Jr. died on January 12, 2010 leaving Mary Macauley Lukens as surviving tenant by the entirety.

This conveyance is made subject to:

1. State and County taxes for the year 2016, a lien, but not yet due and payable. Map and Parcel No. 131 01 0 H 009 00CO.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Windemere (Phase 1), of record in Book 6958, Page 576, amended in Book 7173, Page 35 and Book 7495, Page 647, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 6900, page 616, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 2083, page 45, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3913, page 129, Register's Office for Davidson County, Tennessee.
6. Storm water detention agreement of record in Book 6908, page 64, Register's Office for Davidson County, Tennessee.