FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$335,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **July 26, 2016.** Notary Public MY COMMISSION EXPIRES: 10/18/2016 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160066623 DEEDWARR
Recvd: 08/03/16 08:48 2 pgs
Fees:13.00 Taxes:1239.50
20160803-0079945

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #16-0321

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Scott Wilkening and Laura K. Marett	new owner	**73 1 117**
(NAME) **2740 Bobby Ave.**	(NAME)	
(ADDRESS) **Nashville,TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Christopher M. Wheeler and Maggy D. Wheeler, husband and wife,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Scott Wilkening, and wife, Laura K. Marett,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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. 53 and 54 on the map of Happy Valley Section C, not of record, described according to a survey made by ZJ Wilkinson, Surveyor dated 9/2/1945 and dated 2/7/1947 as follows:

Beginning on the southerly margin of Bobby Avenue at a point 1175 feet east of the easterly margin of Cooper Lane, being the corner of Lot Nos 52 and 53; thence with the line between the two said lots, southwardly 140 feet; thence eastwardly 85 feet to the westerly margin of Ruby Drive; thence with said Drive, northwardly 133 feet to the beginning of a curve; thence around said curve in a northwestwardly direction 44.1 feet to the southerly margin of Bobby Avenue; thence with said Avenue, westwardly 145.6 feet to the beginning.

Being the same property conveyed to Christopher M. Wheeler by Warranty Deed from Frances Wadlington, dated December 4, 2012 and filed in Instrument Number 20121210-00113288, Register's Office of Davidson County, Tennessee..

The spouse of Christopher M. Wheeler, Maggy D. Wheeler hereby joins in this conveyance to relinquish any marital rights to the property.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2740 Bobby Ave., Nashville, TN 37216**
(House Number) (Street) (City, State) (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), his/her/their heirs and assigns forever; and we do

further covenant and bind ourselves, our heirs, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **26th** day of **July, 2016**.

Christopher M. Wheeler

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Christopher M. Wheeler**, ** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained. ** and Maggy D. Wheeler

Witness my hand and official seal on this the **26th** day of **July, 2016**.

NOTARY PUBLIC

My Commission Expires:

7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY