BILL GARRETT, Davidson County
Trans:T20160068783 DEEDWARR
Recvd: 08/09/16 10:10 2 pgs
Fees:13.00 Taxes:669.70
20160809-0082654

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,000.00

Rebecca Wheeler
Affiant

Subscribed and sworn to before me, this 22ND DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 6/19/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Lankford and Vilavan Lankford, husband and wife	new owner (NAME)	135110C1100CO
121 Nashboro Greens (ADDRESS)	121 Nashboro Grns (ADDRESS)	
Nashville TN 37217 (CITY) (STATE) (ZIP)	Nashville, TN 3727 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we William Earle Wheeler and Sue E. Wheeler, husband and wife, an 1% undivided interest, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James A. Lankford and Vilavan Lankford, husband and wife, hereinafter called the Grantees, 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 UNIT NO. 11, HORIZONTAL PROPERTY REGIME, PRIVATE ELEMENT PLAT, PHASE ONE, NASHBORO VILLAGE-TRACT 18, OF RECORD IN BOOK 9700, PAGE 968, AND AMENDED IN BOOK 11700, PAGE 48, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM E. WHEELER AND SUE E. WHEELER, HUSBAND AND WIFE, BY DEED FROM GARY KERNER AND WIFE, ANDREA WILLIAMS KERNER A/K/A ANDREA LYNN KERNER, OF RECORD IN INSTRUMENT NO. 20060705-0079650, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO WILLIAM EARLE WHEELER AND SUE ELLEN WHEELER, HUSBAND AND WIFE, AS TO A 99% UNDIVIDED INTEREST (THE "ENTIRETY INTEREST"), AND WILLIAM EDWARD WHEELER, UNMARRIED, AS TO A 1% UNDIVIDED INTEREST (THE "WEW" INTEREST), SAID ENTIRETY INTEREST AND WEW INTEREST HELD TOGETHER AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY DEED FROM WILLIAM EARLE WHEELER AND SUE E. WHEELER, HUSBAND AND WIFE, OF RECORD IN INSTRUMENT NO. 20090413-0032674, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ALSO FURTHER CONVEYED TO WILLIAM EARLE WHEELER AND SUE E. WHEELER, HUSBAND AND WIFE, AN 1% UNDIVIDED INTEREST FROM WILLIAM EDWARD WHEELER, UNMARRIED, OF RECORD IN INSTRUMENT NO. 2014122-0005807, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 121 Nashboro Greens, Nashville, TN 37217
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee

WARRANTY DEED
(Continued)

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 GRANTEES, 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 22nd day of July, 2016.

William Earle Wheeler

Sue E. Wheeler

STATE OF FLORIDA

COUNTY OF SEMINOLE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Earle Wheeler and Sue E. Wheeler, husband and wife, the herein 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, this the 22nd day of July, 2016.

Notary Public

My Commission Expires: 4/8/2017

(SEAL)

LUANN P. MACHISE
MY COMMISSION # FF 005990
EXPIRES: April 8, 2017
Bonded Thru Budget Notary Services

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072