BILL GARRETT, Davidson County
Trans:T20160075721 DEEDWARR
Recvd: 08/30/16 13:20 2 pgs
Fees:13.00 Taxes:936.10
20160830-0090793

This Instrument Prepared By:
R. Francene Kavin, Attorney
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Lisa Walker Wheeler et ux
1111 Wilson School Rd.
Chapel Hill, TN 37034

SEND TAX BILL TO:
Owner

MORTGAGEE:
None

Map/Parcel
104-4E-506.CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **R. Francene Kavin, Successor Trustee of the John Lovecchio Family Trust,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Lisa Walker Wheeler, Aaron T. Wheeler and Eric M. Wheeler**, hereinafter called the GRANTEES, 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 Unit 506 1101 Eighteenth Avenue, South, as shown by Master Deed of record in Instrument #20060807-0096688, as re-recorded in Instrument #20060817-0101760, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John Lovecchio, a married man, by Warranty Deed dated December 6, 2007, from Martin H. Heflin, Managing Member of 1101 Eighteenth Partners, LLC, a Tennessee Limited Liability Company, of record in Instrument #20071212-0143276, Register's Office for Davidson County, Tennessee. John Lovecchio is now deceased; this property passed to the Trustee per Testimentary Trust contained in decedent's Last Will & Testament probated in Williamson County, Tennessee, P-09-5430.

Parking Space Number 14 is included as an appurtenance to this unit. This appurtenance is deeded with the unit and is not transferrable in any fashion except with a transfer of the unit.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2016 and subsequent years.

This is **improved** property known as **1101 18th Ave. South, Unit 506, Nashville, Tennessee 37212.**

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, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 HAND, this the **26th** day of **August, 2016.**

R. Francene Kavin, Successor Trustee of the John Lovecchio Family Trust

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **R. Francene Kavin, Successor Trustee of the John Lovecchio Family Trust**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 26th day of August, 2016.

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 10/23/2017

STATE OF TENNESSEE
COUNTY OF Williamson

The actual value or consideration, whichever is greater, for this transfer is $253,000.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of August, 2016.

NOTARY PUBLIC

My Commission Expires: 10/23/2017

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY