THIS INSTRUMENT WAS PREPARED BY:
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BILL GARRETT, Davidson County
Trans:T20160085874 DEEDWARR
Recvd: 09/29/16 15:50 2 pgs
Fees:13.00 Taxes:629.00
20160929-0102967

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
The 404 Company, LLC 404 Brookview Drive Gallatin, TN 37066	New Owner(s)	083-01-0-108.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, LINDA KAY WHEELER, a single resident of the State of Tennessee ("Grantor"), has bargained and sold, and by these presents, transfers and conveys unto THE 404 COMPANY, LLC, a Tennessee limited liability company ("Grantee"), its heirs, successors and/or assigns, her interests in and to certain real property located in Davidson County, Tennessee, being more particularly described as follows (the "Subject Property"):

LAND in Davidson County, Tennessee, being Lot No. 42, as shown on the map entitled Map of Jones and Branford's Subdivision, of record in Book 161, page 142, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 42 fronts 50 feet on the north side of Sharpe Avenue and runs back between parallel lines 154.5 feet to an alley.

BEING the same property conveyed to Donald E. Wheeler and wife, Ruth O. Wheeler, by deed from Horace L. Halliburton and wife, Betty Jane Halliburton, of record in Book 2149, page 512, said Register's Office. The said Donald E. Wheeler having since died on or about December 26, 1996, leaving Ruth O. Wheeler the surviving tenant by the entirety. The said Ruth O. Wheeler having died intestate on or about August 26, 2011, leaving Linda Kay Wheeler her only heir at law of record in Affidavit of Heirship of record in Instrument No. 20160719-0074144, said Register's Office.

The Subject Property is known as 1017 Sharpe Avenue, Nashville, Tennessee 37206. The Subject Property is conveyed to Grantee subject to (i) taxes which have been prorated, (ii) all restrictions of record, (iii) all easements of record, (iv) all visible easements, (v) all matters appearing on any plan of record, (vi) all right of ways, (vii) all riparian rights, and (viii) all applicable governmental and zoning regulations.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, its heirs, successors and/or assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered. Grantor further covenants and binds herself and her heirs to warrant and forever defend the title to the Subject Property to Grantee, its successors and/or assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

IN WITNESS WHEREOF, I have hereunto set my signature, this 28 day of September, 2016.

GRANTOR:

LINDA KAY WHEELER

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner)

Before me Josh Hankins, a Notary Public of said County and State, personally appeared LINDA KAY WHEELER, 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 instrument for the purposes therein contained.

Witness my hand and seal, at Office in ~~Goodlettsville~~, Tennessee, this 28 day of September, 2016.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public

My Commission Expires: 12/18/17

MY COMMISSION EXPIRES: DECEMBER 18, 2017

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is One Hundred Seventy Thousand and 00/100 Dollars ($170,000.00).

DAVID MCKINNEY

Sworn to and subscribed before me, this 28 day of September, 2016.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public

My Commission Expires: 12/18/17

MY COMMISSION EXPIRES: DECEMBER 18, 2017