Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT 160800436

BILL GARRETT, Davidson County
Trans:T20160101603 DEEDWARR
Recvd: 11/17/16 09:25 2 pgs
Fees:13.00 Taxes:906.13
20161117-0121154

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
212 Oceola Ave
Nashville, TN 37209
(615) 829-5190

File No.: **16-1329**

WARRANTY DEED

THIS INDENTURE, made and entered into this **11/15/2016**, by and between **Robert A. Pauley and Robert G. Nemer, as tenants in common**, parties of the first part, and **Peter A. Wahlers and Abigail L. Wahlers, Husband and wife, and Willard W. Dickerson, III, an unmarried person as tenants in common with right of survivorship**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

BEING LOT NO. 923 ON THE MAP OF CLOVERHILL, SECTION XI, AS OF RECORD IN BOOK 2663, PAGE 26, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 923 FRONTS 260.2 FEET ON THE SOUTHERLY SIDE OF LAKELAND DRIVE, AND EXTENDS BACK 190.6 FEET MORE OR LESS ON THE WESTERLY LINE AND 150.4 FEET MORE OR LESS ON THE EASTERLY LINE, TO THE CENTER OF MCCRORY CREEK, MEASURING 210 FEET MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO ROBERT A. PAULEY AND ROBERT G. NEMER, AS TENANTS IN COMMON BY WARRANTY DEED FROM RICHARD M. EDWARDS, A MARRIED MAN, RECORDED ON 09/24/2015, IN INSTRUMENT NO. 20150924-0097120, REGISTER'S OFFICE IN DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to: All Existing Easements and Restrictions of Record

Parcel ID # **096-11-0-109.00**

☒ Improved: **3133 Lakeland Drive, Nashville, TN 37214**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Robert A Pauley

Robert G Nemer

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Robert A Pauley and Robert G Nemer** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 15th day of November, 2016.

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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Owner's Name: **Peter A. Wahlers and Abigail L. Wahlers, and Willard W. Dickerson, III**

and Address: **3133 Lakeland Drive, Nashville, TN 37214**

Mail tax bills to SAME

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$244,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 15th day of November, 2016..

Notary Public

My Commission Expires: _____

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR 6, 2018