This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

Davidson County DEEDWARR
Recvd: 02/17/17 10:45 4 pgs
Fees:23.00 Taxes:869.50
20170217-0016507

# WARRANTY DEED

**THIS INDENTURE,** made this **10** day of **February** , A.D., 20**17** , by and between

Cody Willmart and Elizabeth Day Husband and wife

First Parties, and

**John B. Wheeler and Laura Evans, Husband and Wife**

Second Parties,

**WITNESSETH:** That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

That 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.114 on the Plan of Maplecrest of record in Plat Book 1835, Page (s) 27 and 28, in the Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Parcel ID: 084 11 0 096.00

THIS BEING THE SAME PROPERTY CONVEYED TO CODY WILLMART AND ELIZABETH DAY, HUSBAND AND WIFE, BY DEED FROM KEERSTEN M. RICKS, UNMARRIED, DATED 10/19/2015 AND RECORDED ON 10/23/2015 IN DOCUMENT NO. 20151023-0108021. IN THE DAVIDSON COUNTY RECORDERS OFFICE.

THIS BEING THE SAME PROPERTY CONVEYED TO KEERSTEN M. RICKS, UNMARRIED, BY DEED FROM JOSEPH HUNTER ELLEN, MARRIED PERSON, DATED 04/01/2011 AND RECORDED ON 04/06/2011 IN DOCUMENT NO. 20110406-0026515, IN THE DAVIDSON COUNTY RECORDERS OFFICE.

**OWNER:**
John B Wheeler and
Laura Evans, 2318 Dennywood
Nashville, TN 37214

**RESPONSIBLE TAXPAYER:**
John B. Wheeler
2318 Dennywood Dr
Nashville, TN 37214
Tolu 110083

**CLT # 084 11 0 096.00**

MR-BRI-8290912

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

**IN WITNESS WHEREOF** the said First Parties hereunder set their hands and seals the day and year first above written.

× _____
Cody Willmart

× _____
Elizabeth Day

✓STATE OF TENNESSEE

✓COUNTY OF DAVIDSON

Personally appeared before me, Cody Willmart and Elizabeth Day Husband and wife, 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, at office, this 13th day of DECEMBER, 20 16.

_____
Notary Public

DIANE LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
July 02, 2018

My Commission Expires: ✓ _____

**OATH OF CONSIDERATION**

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 235,000.00.

Affiant Jose Cueva

STATE OF Texas, COUNTY OF Harris

Subscribed and sworn before me this the 15 day of Feb, 2017.

Signature of Notary Public

Notary Seal

Dalesha Calinda
Printed Name of Notary

12/27/19
Commission Expiration

DALESHA CALINDA
Notary Public State of Texas
My Commission # 125329107
My Comm. Exp. December 27, 2019

I, Jose Cueva, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jose Cueva, Post Closing

STATE OF TX
COUNTY OF Harris

Personally appeared before me, Susan Davis, a notary public for this county and state, Jose Cueva who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Susan Davis

My Commission Expires: 10/27/2019

