WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$450,000.00~~ Affiant Subscribed and sworn to before me, this 12th day of April, 2017 Notary Public MY COMMISSION EXPIRES: 03-08-21 (AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Garrett W. Tate	SunTrust Mortgage Inc.	083-05-0
(NAME)	(NAME)	(MAP)
1103 Seymour Avenue	901 Semmes Avenue	191.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37206	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Michael Wheeler and MacKenzie Wheeler, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Garrett W. Tate and Ann T. Tate, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, State of Tennessee, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 18 and the Westerly 30 feet of Lot No. 19 on the plan of Cobb's Subdivision of the R. K. Brown Property as of record in Book 332, page 144, Register's Office for said county.

Said Lot No. 18 and part of Lot No. 19 front together 80 feet on the Northerly side of Seymour Avenue and run back between parallel lines with the Easterly margin of an alley, 150 feet and on the East line, 147-1/2 feet, more or less, to an alley.

Being the same property conveyed to Michael Wheeler and MacKenzie Wheeler, husband and wife by Warranty deed from Warren K. Glad, unmarried, and Mark D. Johnson, unmarried of record in Instrument No. 20130429-0042456 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1103 Seymour Avenue, Nashville, Tennessee 37206

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 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.

BILL GARRETT, Davidson County
Trans:T20170031860 DEEDWARR
Recvd: 04/17/17 13:32 2 pgs
Fees:13.00 Taxes:1665.00
20170417-0036967

Witness my/our hand(s) this 12th day of April, 2017.

Michael Wheeler

MacKenzie Wheeler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Michael Wheeler; MacKenzie Wheeler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 12th day of April, 2017.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 5/6/2017