BILL GARRETT, Davidson County
Trans:T20170032517 DEEDWARR
Recvd: 04/18/17 13:06 2 pgs
Fees:13.00 Taxes:473.60
20170418-0037801

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $128,000.00.

Affiant

Subscribed and sworn before me this the 17th day of April, 2017.

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 9/10/18

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Benjamin J. Biehl 141 Neese Dr. Apt. J42 Nashville, TN 37211	Farmington Mortgage a div of CapStar Bank ISAOA, 2002 Richard Jones Road Suite 300A Nashville, TN 37215	133-07-0-053.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ROGER D. BIEHL AND WIFE, DEBRA BIEHL, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BENJAMIN J. BIEHL, AN UNMARRIED MAN, AND DANA R. GALBREATH, AN UNMARRIED WOMAN, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being part of Lot 38 on the Plan of Hinchey Petway property, as of record in Minute Book "I", Page 442, Chancery Court, at Nashville, as described as follows: Beginning in the center of Wheeler Avenue at a point 8 feet 8 inches West of the Southeast corner of said Lot No. 38 being the Southwest corner of the property conveyed to Ernest V. Keith and wife by deed from J.D. Quarles and wife of record in Book 620, Page 775, Register's Office for said County; thence with the Westerly line of said Keith property, Northwardly 319 feet; thence Westwardly 60 feet; thence South 2 degrees 15' West 319 feet to the center of Wheeler Avenue; thence with the center of said Avenue, Eastwardly 60 feet to the beginning.

Being the same property conveyed to Roger D. Biehl and wife, Debra Biehl by Warranty deed from Robert T. Martin and wife, Ramona L. Martin of record in Book 11171, page 196, Register's Office for Davidson County, Tennessee, dated October 22, 1998 and recorded on October 27, 1998.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 212 Wheeler Ave, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

RDB DB

Witness my hand this the 17th day of April, 2017.

Roger D. Biehl

Debra Biehl

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Roger D. Biehl and Debra Biehl, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of April, 2017.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY