WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20170032686 DEEDWARR
Recvd: 04/18/17 15:29 2 pgs
Fees:13.00 Taxes:669.70
20170418-0038019

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of April, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 10, 2018

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marissa J Wheeler Trenton James Wheeler	NEW OWNER	05014023600
(NAME)	(NAME)	
3210 Sennadale Lane		
(ADDRESS)	(ADDRESS)	
Nasvhille, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Hollace McKinley and Myrna McKinley,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Marissa J Wheeler and Trenton James Wheeler, wife and husband,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 262, on the Plan of Parkwood Estates, Section 2, as of record in Book 3300, Page 5, Register's Office for Davidson County, Tennessee.

Said Lot No. 262 fronts 67.5 feet on the easterly margin of Sennadale Lane, running back between lines measuring 150.1 feet on the northerly line and 143.7 feet on the southwesterly line to a broken line in the rear on which it measures 104.5 feet.

Being the same property conveyed to Hollace McKinley and Myrna McKinely, by deed of record in Instrument No. 20161114-0119499, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 3210 Sennadale Lane, Nasvhille, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my/our hands this 11th day of April, 2017.

Hollace McKinley

Myrna McKinley

State of Tennessee
County of Davidson

Personally appeared before me Hollace McKinley and Myrna McKinley, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of April, 2017.

Notary Public
My Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

File No.: 11977