WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Wesley Wakefield
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June, 2017

Notary Public

MY COMMISSION EXPIRES: 2/25/19

(AFFIX SEAL)

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wesley Wakefield	Same As New Owner	**Map 126**
(NAME)	(NAME)	
104 Generals Way Court		**Parcel 573.00**
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(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, I, **John C Wheeler, an unmarried man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Wesley Wakefield and Heather Wakefield, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of First Revision to Wheeler Estate, filed for record in Instrument No. 20141208-0112115, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John C Wheeler a/k/a John Wheeler by Warranty Deed from Nancy Ann Sells, unmarried, filed for record on June 29, 2000 in Instrument No. 20000629-0064540; by Warranty Deed from Ted L. Crockett, a single person, field for record on April 19, 2014 in Instrument No. 20040419-0044146; and by Warranty Deed from James H. Stein and wife, Charlene Stein and wife, Charlene Stein, filed for record on May 27, 2004 in Instrument No. 20040527-0062400, Register's Office for Davidson County, Tennessee.

John Wheeler and John C. Wheeler are one and the same person.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☑

This is improved ☐ property, known as 0 Heath Road, Nashville, TN 37221
(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.

BILL GARRETT, Davidson County
Trans:T20170050393 DEEDWARR
Recvd: 06/13/17 10:57 2 pgs
Fees:13.00 Taxes:481.00
20170613-0059224

Witness my/our hands this 9th day of June, 2017.

John C. Wheeler by Barbara Deck, Attorney in Fact
John C. Wheeler
By: Barbara Deck, as Attorney in Fact

State of Tennessee
County of Davidson

On this 9th day of June, 2017, before me personally appeared, **Barbara Deck**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf **John C. Wheeler** and acknowledged that she executed the same as the free act and deed on behalf of **John C. Wheeler.**

WITNESS my hand and seal this 9th day of June, 2017.

Notary Public

My Commission Expires: 3-6-2018

File No.: 37904

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018