THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170612216

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $340,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of June, 2017.

Notary Public
My Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20170051725 DEEDWARR
Recvd: 06/16/17 13:53 2 pgs
Fees:13.00 Taxes:1258.00
20170616-0060775

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Premier Ventures, LLC 514 Mulberry Street Nashville TN 37203	New Owner	Tax Parcel ID No. 093-14-0-493.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brandon Wade Wheeler, married and Don Wheeler. married** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Premier Ventures, LLC, a Tennessee Limited Liability Company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the easterly 75 feet of the southerly 60 feet of Lot No. 114 on the plan of Barrow Grove, as of record in Book "S", page 279, Register's Office for said County, and being the easterly 75 feet of Lots 11 and 12 on the Plan of C. K. Winstons Subdivision of Lot Nos 94, 95, 114 and 115 in Barrow Grove, as of record in Minute Book "A", page 396 and Plan Book 1, page 89, Chancery Court at Nashville.

Said part of Lots 11 and 12 front 75 feet on the northerly said of Mulberry Street and extends back between parallel lines with the westerly margin of an alley, 80 feet to the southerly line of Lot No. 10 on said last mentioned plan.

Being the same property conveyed to VIRGIL MCCOOL and DON WHEELER by deed from S & C COMPANY, INC. of record in Book 4451, page 618, dated October 7, 1970, said Register's Office.

VIRGIL MCCOOL having died on or about February 21, 1981. His Last Will and Testament, being filed in Davidson County Probate Court, under Docket No. 69968, devised his interest in the subject property to his wife, ERLINE MCCOOL. For further reference, see quitclaim deed of record in Book 6061, page 298, said Register's Office.

ERLINE MCCOOL having died testate. Her Last Will and Testament being filed in Davidson County Probate Court, under Docket No. 95P-997, devised her interest in the subject property to her grandson, BRANDON WADE WHEELER. For further reference, see quitclaim deed of record in Book 10272, page 628, said Register's Office.

Said property was never the marital residence of Grantors.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements,

utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 093-14-0-493.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Book "S", page 279 and in Minute Book "A", page 396 and Plan Book 1, page 89 (Chancery Court), said Register's Office. Grant of Easement of record in Instrument No. 2 0170427-0041430, said Register's Office.

This is improved property located at 514 Mulberry Street Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of June, 2017.

Brandon Wade Wheeler

Don Wheeler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brandon Wade Wheeler and Don Wheeler, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of June, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018