Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $429,900.00.

Affiant

Subscribed and sworn to before me this 30th day of August, 2017.

Notary Public
My Commission Expires: 7.2.18

17-0344

Address of New Owner:	Send Tax Bills to:	Tax Information:
Chad Wehausen	Ameris Bank	
5309 A Illinois Avenue	2000 Meridian Blvd.	09111043900
Nashville, TN 37209	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Kyle Felts, married

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Chad Wehausen and Morgan Leigh Browne Wehausen, husband and wife

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land located in Davidson County, Tennessee, being Lot No. 1218 of Block 177, Plan #1 of West Nashville, which is of record in Book 57, page 173, Register's Office for Davidson County, Tennessee.

Said lot fronts twenty-five (25) feet on the South side of Illinois Avenue and extends back southwardly between parallel lines one hundred fifty (150) feet to an alley.

Being part of the same property conveyed to Kyle Felts, married, by deed from Terry W. Woodall, of record in Instrument Number 20160620-0062257 and further being the same property conveyed to Kyle Felts, married, by deed of record in Instrument Number 20160808-0082414, Register's Office of Davidson County, Tennessee.

The Subject property is neither the principle residence of Grantor nor his/her spouse nor any dependent.

BILL GARRETT, Davidson County
Trans:T20170069228 DEEDWARR
Recvd: 08/10/17 11:01 2 pgs
Fees:13.00 Taxes:1590.63
20170810-0081986

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

This is improved property located at **5309 A Illinois Avenue, Nashville, TN 37209.**

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 our hands this 1st day of August, 2017.

Kyle Felts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Kyle Felts**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 1st day of August, 2017.

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

D. Shayne Adair, Notary Public
State of Tennessee at Large
My Commission Expires: 06/24/18