BILL GARRETT, Davidson County
Trans: T20170070136 DEEDWARR
Recvd: 08/14/17 10:07 2 pgs
Fees: 13.00 Taxes: 1720.50
20170814-0082983

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 7TH DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: ~~11/03/15~~

(AFFIX SEAL)

BRENDA SHELBY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 07-24-2019

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eugene Wheeler	Eugene Wheeler (NAME)	
5241 West Avenue, L14 (ADDRESS)	5241 West Avenue, L14 (ADDRESS)	039-00-0-228.00
Lancaster, CA 93536 (CITY) (STATE) (ZIP)	Lancaster, CA 93536 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Kay Wright, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Eugene Wheeler, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO -WIT;
BEGINNING AT AN IRON PIN SAID IRON PIN BEING NORTH 36 DEGREES 00' WEST 167.8 FEET FROM THE CENTER LINE OF STENBERG ROAD AND THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO JOAN C. MIDGETT BY DEED OF RECORD IN BOOK 4922, PAGE 899, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE NORTH 43 DEGREES 30' EAST 488.5 FEET TO THE CENTER OF DRY FORK ROAD; THENCE WITH THE CENTER OF THE SAME NORTH 61 DEGREES 30' WEST 79.5 FEET NORTH 48 DEGREES WEST 217.1 FEET AND NORTH 21 DEGREES 30' WEST 72.5 FEET TO THE SOUTHERLY LINE OF A.M. CARNEY AND WIFE PROPERTY; THENCE WITH SAID A.M. CARNEY'S SOUTHERN BOUNDARY LINE SOUTH 80 DEGREES WEST 480.5 FEET TO THE NORTHEAST CORNER OF THE SAID MIDGETT PROPERTY; THENCE WITH THE EASTERLY LINE OF SAID MIDGETT PROPERTY SOUTH 36 DEGREES 00' EAST 624.7 FEET TO THE BEGINNING CONTAINING 5.8 ACRES MORE OR LESS. BEING TRACT NO. 4 ON SAID SURVEY.

BEING THE SAME PROPERTY CONVEYED TO DEBORAH G. BOYKIN AND KAY WRIGHT, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM TONYA CHOUREE SNEED, UNMARRIED OF RECORD IN INSTRUMENT NO. 20011129-0130804 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID DEBORAH G. BOYKIN DIED APRIL 14,2016 LEAVING SAID PROPERTY TO KAY WRIGHT, AS SURVIVING TENANT BY THE ENTIRETY.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 4509 Dry Fork Road, Whites Creek, TN 37189
(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

WARRANTY DEED
(Continued)

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 hand(s) this 7th day of August, 2017.

Kay Wright

Kay Wright

STATE OF Tennessee

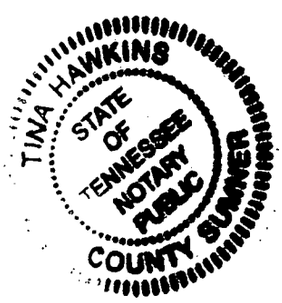
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kay Wright, unmarried the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of August, 2017

Notary Public

My Commission Expires: 1/29/2020



(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072