Davidson County DEEDWARR
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Fees:23.00 Taxes:1239.50
20170825-0087768

THIS INSTRUMENT PREPARED BY:
PAUL B. PLANT, ATTY. AT LAW
225 MAHR AVENUE
LAWRENCEBURG, TN 38464
File #17840KM

FROM: BRENT E. WHEELEY AND WIFE, SANDY T. WHEELEY AND EDWARD A. BOWDEN AND WIFE, ANGELLA M. BOWDEN

TO: JACQUELINE M. STROMAN, A SINGLE PERSON

WARRANTY DEED

For and in consideration of the sum of THREE HUNDRED THIRTY FIVE THOUSAND AND NO/100---($335,000.00)---DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, We, BRENT E. WHEELEY AND WIFE, SANDY T. WHEELEY AND EDWARD A. BOWDEN AND WIFE, ANGELLA M. BOWDEN, have bargained and sold, and by these presents, do transfer and convey unto the said JACQUELINE M. STROMAN, A SINGLE PERSON, her heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more fully described as follows:

Land in the Davidson County, Tennessee being Unit C together with the common areas as shown on the Plat attached as Exhibit B to the Declarations of Covenants, Conditions and Restrictions for Homes at 1413 C & D Marietta, a Horizontal Property Regime with Private Elements recorded as Instrument No. 20151211-0125043 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Subject to all matters as set forth per Plat at Book 332, Page 47, Register's Office of Davidson County, Tennessee.

Being a part of the same property conveyed to Brent E. Wheeley and Sandy T. Wheeley, husband and wife, and Edward A. Bowden and Angella M. Bowden, husband and wife, by Warranty Deed dated 12/08/2015 from Donald C. Reid, Sr. and wife, Theresa Y. Reid of record in Instrument 201512110125042, Register's Office for Davidson County, Tennessee.

PREPARED BY INFORMATION SUPPLIED BY PARTIES. NO TITLE SEARCH REQUESTED.

MAP 072, PARCEL 11-0Z-001.00

PROPERTY ADDRESS: 1413 MONETTA C, NASHVILLE, TN 37216

To have and to hold the said tract or parcel of land, with the appurtenances, estate title and interest, thereto belonging to the said JACQUELINE M. STROMAN, her heirs and assigns forever. And we do covenant with the said JACQUELINE M. STROMAN, 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, except for all matters as set out above.

And we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend title to said land to JACQUELINE M. STROMAN, her heirs and assigns against lawful claims of all persons whomsoever.

WITNESS OUR HANDS THIS 17th DAY OF AUGUST, ~~2017.~~

BRENT E. WHEELEY

SANDY T. WHEELEY

EDWARD A. BOWDEN

ANGELLA M. BOWDEN

STATE OF TENNESSEE
COUNTY OF LAWRENCE

On this 17th day of August, 2017, before me personally appeared BRENT E. WHEELEY AND WIFE, SANDY T. WHEELEY AND EDWARD A. BOWDEN AND WIFE, ANGELLA M. BOWDEN, to me known or proved to me on the basis of satisfactory evidence to be the persons described in and who acknowledged that they executed the foregoing instrument and acknowledged that they executed the same as their free act and deed and for the purposes therein contained and expressed. Witness my hand and seal at the City of Lawrenceburg, in the State of Tennessee.

SEAL

MARIAM MELKONYAN
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

NOTARY PUBLIC
My Commission Expires: 02/02 - 2021

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 335,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this 17th day of August, 2017.

SEAL

MARIAM MELKONYAN
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

NOTARY PUBLIC
My Commission Expires: 02/02 - 2021

NEW OWNER(S): JACQUELINE M. STROMAN
ADDRESS: 1413 Monetta C, Nashville TN 37216

SEND TAX BILLS TO:

Jacqueline M. Stroman

1413 Monetta Ave, Unit C

Nashville, TN 37216

MAIL RECORDED DOCUMENT TO:

New Owner

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

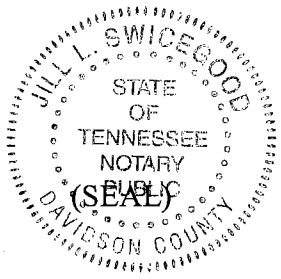
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: 9/10/2018