Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 60 DEEDWARR
09/11/2017 09:43:44 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00

20170911-0092762

THIS INSTRUMENT PREPARED BY:
PAUL B. PLANT, ATTY. AT LAW
225 MAHR AVENUE
LAWRENCEBURG, TN 38464
File #17799HL

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

TO: DAVID WILLIAM DANIELS, AN UNMARRIED MAN

WARRANTY DEED

For and in consideration of the sum of THREE HUNDRED FORTY THOUSAND AND NO/100---($340,000.00)---DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, We, BRENT E. WHEELY AND WIFE, SANDY T. WHEELY AND EDWARD A. BOWDEN AND WIFE, ANGELLA M. BOWDEN, have bargained and sold, and by these presents, do transfer and convey unto the said DAVID WILLIAM DANIELS, AN UNMARRIED MAN , his heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more fully described as follows:

Land in Davidson County, Tennessee, being Unit 1413 D, HOMES AT 1413 C & D MONETTA AVENUE, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20151211-0125043, in the Register's Office of Davidson County, Tennessee.

Subject to restriction as set out in Instrument Number 20121211-0125043 of record in the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed by Warranty Deed from Donald C. Reid, Sr. and wife, Theresa Y. Reid to Brent E. Wheely and Sandy T. Wheely, husband and wife and Edward A. Bowden and Angella M. Bowden, husband and wife, as recorded on the 11th day of December, 2015 in Instrument No. 20151211-0125042 and part of Installment Deed from D. Stevens and D. Hill to Donald C. Reid, Sr. and wife, Theresa Y. Reid, as recorded on the 12th day of December, 2005 in Instrument No. 20051212-0149189, in the Register's Office of Davidson County, Tennessee.

TAX IDENTIFICATION NUMBER: 072-11-0Z-002.00 CO

PROPERTY ADDRESS: 1413 D MONETTA AVENUE, 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 DAVID WILLIAM DANIELS, his heirs and assigns forever. And we do covenant with the said DAVID WILLIAM DANIELS, 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 DAVID WILLIAM DANIELS, his heirs and assigns against lawful claims of all persons whomsoever.

WITNESS OUR HANDS THIS 5th DAY OF SEPTEMBER, 2017.

BRENT E. WHEELY

SANDY T. WHEELY

EDWARD A. BOWDEN

ANGELLA M. BOWDEN

STATE OF TENNESSEE
COUNTY OF LAWRENCE

On this 5th day of September, 2017, before me personally appeared BRENT E. WHEELY AND WIFE, SANDY T. WHEELY, 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

STATE OF TENNESSEE
COUNTY OF LAWRENCE

On this 5th day of September, 2017, before me personally appeared 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 $340,000.00, 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 5th day of September, 2017.

SEAL

MARIAM MELKONYAN
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

NOTARY PUBLIC
My Commission Expires: 02/02-2021

NEW OWNER(S): DAVID WILLIAM DANIELS
ADDRESS: 1413 D. Monetta Ave, Nashville, TN 37216

SEND TAX BILLS TO:
David W. Daniels
1413 D Monetta Ave
Nashville TN 37216

MAIL RECORDED DOCUMENT TO: