WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12 day of October, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 12904 DEEDWARR
10/12/2017 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $976.80
20171012-0104786

STATE OF TENNESSEE NOTARY PUBLIC JAKE CRUM SUMNER COUNTY

My Commission Expires March 20, 2018

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Hendersonville, 625 E. Main Street, Suite 5A, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S)
Jason James and Krystel Jean		098 01 0 028.00
(NAME)	(NAME)	
4062 Lake Parkway		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Sixty-Four Thousand And No/100 Dollars ($264,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Laura A. Wheeler**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jason James and Krystel Jean, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 26 on the Plan of Section One Lake Park, of record in Plat Book 4175, pages 134 and 135, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James R. Wheeler and wife, Laura A. Wheeler by Warranty Deed from Thomas H. Carter and wife, Pamela C. Carter dated November 26, 2002 and recorded November 27, 2002 as Instrument No. 200211270147130, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Laura A. Wheeler by Quit Claim Deed from James R. Wheeler dated April 21, 2009 and recorded April 28, 2009 as Instrument No. 200904280038216, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: HND-176082SSO

unimproved ☐

This is improved ☒ property, known as 4062 Lake Parkway, Hermitage, TN 37076

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, has 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 12 day of October, 2017

Laura A. Wheeler

Laura A. Wheeler

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Laura A. Wheeler, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of October, 2017.

Notary Public

My Commission Expires: March 20, 2018

(SEAL)

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires
March 20, 2018

Please return to: Main Street Title Inc.
2231 N. Mt Juliet Rd, Ste 203
Mt. Juliet, TN 37122

File Number: HND-176082SSO

True Copy Certification

I, Ed Tignor, 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.

Ed Tignor
Signature

State of TN

County of Wilson

Personally appeared before me, Todd A Richards, a notary public for this county and state, Ed Tignor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Todd A. Richards
Notary's Signature

My Commission Expires: 9-10-18
Notary' Seal (if on paper)

