WARRANTY DEED

Bill Garrett Davidson County
Batch# 16250 DEEDWARR
10/20/2017 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $381.10
20171020-0107870

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$103,000.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 16th day of October, 2017.

Julie Coone
Notary Public
My Commission expires: 5-3-2021
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Nicholas Howell	SAME	14809001700
2602 Loyd Street		
Murfreesboro, TN 37129		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jerry Thomas Wheeler, Jr., Sharon Renee Fletcher, Lisa Smid and Derek S. Owen Jr., the heirs at law of Patricia Jean Owen,** hereinafter called the GRANTORS, do hereby bargain, sell, transfer, convey and confirm unto **Ryan Newby, Megan Newby, Nicholas Howell and Mediha Barucic**, their heirs and assigns, hereinafter called the GRANTEES, the following described real estate, situated and being located in Davidson County, Tennessee:

That certain tract of land situated and being in the City of Nashville, County of Davidson, State of Tennessee, and described as follow viz:

Land lying in the Fifty Civil District of Davidson County, Tennessee, being Lot No. 2 on the Plan of Haywood Heights, Section 2, as of record in Book 2663, Page 13, Register's Office for said County.

Said Lot No. 2 fronts 15 feet on the Westerly margin of Chambers Drive and runs back between lines 173.4 feet on the Northerly line and 168.2 feet on the Southerly line to a dead line in the rear on which it measures 77.7 feet.

Being the same property conveyed to PATRICIA J. WHEELER from Neal J. Hardy, of Washington, D.C., as Federal Housing Commissioner by Deed for Tennessee on November 1, 1962, of record in Book 3435, Page 184, Register's Office for Davidson County, Tennessee. Patricia J. Wheeler, also known as Patricia Jean Owen having deceased on September 18, 2016, leaving to her heirs at law and identified as Jerry Thomas Wheeler, Jr., Renee Wheeler Fletcher, also known as Sharon Renee Fletcher, Lisa Smid and Derek S. Owen, Jr., by Affidavit of Heirship dated September 30, 2016, recorded in Instrument Number 201710200107868, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 14809001700.
- Subject to all matters as shown on the Plan of record in Plat Book 2663, page 13, Register's Office Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **3821 Chambers Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 October 16, 2017.

Jerry Thomas Wheeler, JR

Sharon Renee Flether
By: Lisa Smid, Attorney in Fact

Lisa Smid

Derek S. Owen Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared , **Jerry Thomas Wheeler, Jr., Lisa Smid, and Derek S. Owen Jr.** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 16, 2017

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires 5-3-2021

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary PUblic in and for said County and State, personally appeared **Lisa Smid**, to me known (or proved to me on the basis of satisfacotry evidence), to be the person who executed the foregoin instrument on behalf of **Sharon Renee Fletcher,** and acknowledged that she executed the same as the free act and deed of the said **Sharon Renee Fletcher.**

WITNSS my hand and Official Seal at office this October 16, 2017.

My Commission expires: 5-3-2021

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.