Box 26b
File No. 17-12-15556

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Kathleen Davidson Wheeler etux 4890 Rustic Oaks Cr. Naples, FL 34105	New Owners	Map and Parcel 104-01-0-211.00
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Elaine A. Heard, a single person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Kathleen Davidson Wheeler and Stephen R. Wheeler, wife and husband (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly part of Lots 101, 102, and 103 on the Plan of West Grove, as of record in Book 421, page 109, Register's Office for Davidson County, Tennessee.

Said part of said lots fronts 60 feet, more or less, on the northerly margin of Nebraska Avenue, as measured along a slight curve, and runs back between lines 155.5 feet, more or less, on the westerly line and 173 feet on the easterly line, along the westerly margin of 38th Avenue North, to the southerly line of Lot No. 100, measuring 60 feet thereon.

Being the same property conveyed to Elaine A. Heard by Warranty Deed from J. Miller Enterprises LLC, a Tennessee limited liability company d/b/a Aspen Construction Group, of record in Instrument Number 20120517-0042723, Register's Office for Davidson County, Tennessee.

This is improved property commonly known 3800 Nebraska Avenue, Nashville, Tennessee 37209.

This conveyance is subject to the following:
1. Taxes for the year 2018 and subsequent years for Davidson County.
2. To all matters as disclosed on plat of record in Book 421, page 109, said Register's Office for Davidson County, Tennessee.

Bill Garrett Davidson County
Batch# 40144 DEEDWARR
12/21/2017 09:35:05 AM 2 pgs
Fees: $13.00 Taxes: $2,917.45

20171221-0129917

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $788,500.00.
(
(
(Subscribed and sworn to before me
(this 19th day of December, 2017.
(
(
(My Commission Expires: 1-6-19

Affiant

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenant and bind herself, her heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 19th day of December, 2017.

ELAINE A. HEARD

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 19th day of December, in the year 2017, before me the undersigned, personally appeared Elaine A. Heard, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that she, executed the foregoing instrument for the purpose therein contained.

My Commission Expires: 1-6-19

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO