Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215
SolomonParks File No. 80170167

Bill Garrett Davidson County
Batch# 40147 DEEDWARR
12/21/2017 09:36:22 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50
20171221-0129921

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY SEPTEMBER 7, 2021 MY COMMISSION EXPIRES

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $475,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of December, 2017.

Notary Public

My commission expires:

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Michael Parr Merriman c/o PARR 3	New Owner	**039-00-0-228.00**
700 South Santa Fe Ave2nd EL		
Los Angeles, CA 90021		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Eugene Wheeler, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Michael Parr Merriman, Trustee of the 4509 Dry Fork Road Revocable Trust dated December 13, 2017

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEGINNING at an iron pin said iron pin being North 36 degrees 00' West 167.8 feet from the center line of Stenberg Road and the Southeast corner of the property conveyed to Joan C. Midgett by deed of record in Book 4922, page 899, Register's Office for Davidson County, Tennessee; thence North 43 degrees 30' East 488.5 feet to the center of Dry Fork Road; thence with the center of the same North 61 degrees 30' West 79.5 feet North 48 degrees West 217.1 feet and North 21 degrees 30' West 72.5 feet to the Southerly line of A.M. Carney and wife property; thence with said A.M. Carney's Southern boundary line South 80 degrees West 480.5 feet to the Northeast corner of the said Midgett property; thence with the Easterly line of said Midgett property South 36 degrees 00' East 624.7 feet to the beginning containing 5.8 acres more or less. Being Tract No. 4 on said survey.

BEING the same property conveyed to Eugene Wheeler by Warranty deed from Kay Wright, unmarried of record in Instrument No. 20170814-0082983 Register's Office for Davidson County, Tennessee.

This is improved property known as **4509 Dry Fork Road, Whites Creek, TN 37189.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he 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 follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 18th day of December, 2017.

Eugene Wheeler By Daniella Wheeler attorney in fact

Eugene Wheeler by Daniella Wheeler
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Daniella Wheeler to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument on behalf of Eugene Wheeler and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Eugene Wheeler.

Witness my hand and official seal this 18th day of December, 2017.

Mitchell A Watts

Notary Public
My Commission Expires: 7.19.21

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SolomonParks File No. 80170167

SP 11/2015