THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Andrea S. Wheatley
1001 Caruthers Avenue
Nashville, TN 37204
SEND TAX BILLS TO:
Synovus Mortgage Corp.
800 Shades Creek Pkwy, MS101
Birmingham, AL 35209

Bill Garrett Davidson County
Batch# 44209 **DEEDWARR**
01/04/2018 09:46:49 AM 2 pgs
Fees: $13.00 Taxes: $2,590.00
20180104-0001232

WARRANTY DEED

(Map 118-01-0, Parcel 184.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **SAMANTHA S. WHEATLEY, an unmarried woman,** hereinafter referred to as "Grantor", have bargained and sold and do hereby transfer and convey unto **ANDREA S. WHEATLEY, unmarried woman, and ROBERT M. WHEATLEY, a married man, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in the 22nd Ward of the City of Nashville, Davidson County, State of Tennessee, described as follows, to-wit:
>
> BEGINNING at the southwest corner of 10th Avenue South, formerly Pomeroy and Caruthers Avenue; thence southerly along the westerly margin of 10th Avenue South, 105 feet, more or less to a point 73 feet north of the northerly margin of an alley; thence westerly 82 feet more or less to a point in the easterly boundary line of a tract of land conveyed to A. B. Thack, by deed from C. T. Breene, et al, said point being 73 feet north of the northerly margin of said alley; thence northerly with the easterly margin of the A. B. Thack property 105 feet more or less to the southerly margin of Caruthers Avenue; thence with the southerly margin of Caruthers Avenue, easterly 82.5 feet 10 the point of beginning.
>
> BEING the same property conveyed to Samantha S. Wheatley, an unmarried woman, by Warranty Deed from C. Grey Carter and wife, Melanie Marie Carter (fka Melanie Marie Menefee), dated June 3, 2013, of record in Instrument No. 20130606-0057404, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and subject to any right-of-way easements of Caruthers Avenue and 10th Avenue South, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 1001 Caruthers Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2017 real property taxes which will be prorated at closing and paid by the Grantee.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 27 day of December, 2017.

SAMANTHA S. WHEATLEY

STATE OF ~~TENNESSEE~~ Hawaii)
COUNTY OF ~~DAVIDSON~~ Honolulu)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samantha S. Wheatley, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 27 day of December, 2017.

B. H. Hunter
Notary Public

My Commission Expires: 10/8/2021

(SEAL)

B.H. HUNTER NOTARY 17-386 PUBLIC STATE OF HAWAII

AFFIDAVIT

STATE OF ~~TENNESSEE~~ Hawaii)
COUNTY OF ~~DAVIDSON~~ Honolulu)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $700,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 27 day of December, 2017.

B. H. Hunter
Notary Public

My commission expires: 10/8/2021

B.H. HUNTER NOTARY 17-386 PUBLIC STATE OF HAWAII

B.H. Hunter, ~~First~~ Circuit, Doc. Date: 12/27/2017
Pages: 20 Doc. Description: DEED & WIRE TRANSFER

B. H. Hunter 12/27/2017
Notary Signature Date