THIS INSTRUMENT WAS PREPARED BY:
Yancy Belcher, Attorney
2306 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122
(615) 773-2889

Bill Garrett Davidson County
Batch# 46194 DEEDWARR
01/09/2018 02:48:03 PM 3 pgs
Fees: $18.00 Taxes: $296.00
20180109-0002983

ADDRESS NEW OWNERS
Ellen Anne Wikman
1209 Quail Rd.
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner

MAP/PARCL:
108 08 0C 001.00

WARRANTY DEED

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein. A title search was not conducted in connection with this document.

FOR AND IN CONSIDERATION of the sum of $1.00 (one dollar and 00/100) good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Annmarie Wheeler** (herein called "Grantor") has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey a certain tract or parcel of land, together with all improvements and appurtenances unto, **Ellen Anne Wikman**, (herein called "Grantee") the following described property, having an address of 1209 Quail Road, Nashville, Davidson County, Tennessee and being situated and located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 1, Lot No. 71, a Horizontal Property Regime as shown on the condominium site plan, Section 2, Phase III, Quail Valley, of record in Book 5200, Page 417, and as described in Master Deed of record in Book 5857, Page 371; amended in Book 5857, Page 502; Book 5869, Page 814; and Book 5884, Page 534, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Subject to all easements, restrictive covenants and conditions and other matters of record, including all items set out on any applicable plat record.

Being the same acquired by the party of the first part pursuant to the provisions of the National Housing Act, as amended (12 USC 1701, et seq.) and the Department of Housing and Urban Development Act (42 USC 3531), by deed dated June 19, 2013, and recorded at

Instrument No. 20130702-0068117 in the Register's Office of Davidson County, Tennessee.

Being the same property acquired by Annmarie Wheeler, Cash Deed for Tennessee from Shaun Donovan, the Secretary of Housing and Urban Development, of Washington, D.C. on October 24, 2013 recorded at Instrument No. 20131024-0110751 in Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as **1209 Quail Rd., Nashville, TN 37214.**

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 27th day of December, 2017.

Annmarie Wheeler DATED: 12/27/17

Annmarie Wheeler / Grantor

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me personally appeared, Annmarie Wheeler on this the 27th day of December, 2017, to me known to be the person described in and who executed the foregoing Deed of Trust, and who acknowledged the execution of the same be his free act and deed. Witness my hand and official seal.

RUTH D. WAKEFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2018

Ruth D. Wakefield NOTARY PUBLIC

My Commission Expires: _____

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF WILSON)

The Actual Consideration or Value, whichever is greater, for this transfer is $80,000.00

Annmarie Wheeler
Affiant

12/27/17
Dated

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

RUTH D. WAKEFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2018

Ruth D. Wakefield
NOTARY PUBLIC

My Commission Expires: _____