WARRANTY DEED

File #2017121470

Bill Garrett Davidson County
Batch# 53408 DEEDWARR
01/31/2018 11:24:49 AM 2 pgs
Fees: $13.00 Taxes: $795.50

20180131-0009801

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson TN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2018.

Notary Public

MY COMMISSION EXPIRES: 1.28.18

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby J. Dennis	Navy Federal Credit Union	039.00-0-205.00
(NAME) 3435 Shellbark Drive	(NAME) 820 Follin Lane	
(ADDRESS) Whites Creek, TN 37189	(ADDRESS) Vienna, VA 22180	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Marvin Wheatley and wife, Stefanie Wheatley,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bobby J. Dennis, an unmarried man**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 11, on the plan of Hickory Hollow Resubdivision of Reserved Parcels B,C, and D , as the same appears of record in Plat Book 4675, Page 152, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Marvin Wheatley and wife, Stefanie Wheatley by Warranty Deed from Timothy M. McClantoc and wife, Lisa R. McClantoc, dated 12/17/2001, of record in Instrument No. 20011218-0139575, said Register's Office.

This conveyance is subject to: Taxes for the year 2018, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Plat Book 4675, Page 152, said Register's Office.; Restrictive Covenants as of record in Book 4942, Page 11, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **3435 Shellbark Dr., Whites Creek,TN,37189**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hands this 30th day of January, 2018.

Marvin Wheatley

Stefanie Wheatley

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Marvin Wheatley and Stefanie Wheatley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of January, 2018.

Commission expires:

Notary Public

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:

01/18/22

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128