WARRANTY DEED

Bill Garrett Davidson County
Batch# 67531 DEEDWARR
03/09/2018 03:01:46 PM 2 pgs
Fees: $13.00 Taxes: $2,003.81

20180309-0022723

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$541,570.00
| Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|8th DAY OF March,2018.
| Notary Public
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 8.17.19
| (AFFIX SEAL)

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 103
Jennifer Wheeler	New Owner	GROUP 120
3900 Aberdeen Road		PARCEL 117.00
Nashville, Tennessee 37205		

For and in 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, we,

Melissa J. Dossey, unmarried, a 95% undivied interest
and
Kerlind Investment Group LLC, a 5% undivided interest

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jennifer W. Wheeler and George Wheeler, wife and husband

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:

Situated in Davidson County, Tennessee, being Lot No. 37 and the easterly five (5) feet of Lot 36 on the Plan of Cherokee Park, Block "H", Second Section, of record in Book 547, pages 175 and 176, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 7 and part of Lot 36 adjoin and front together 66.14 feet on the northerly side of Aberdeen Road and run back between lines 205.58 feet on the easterly side and 205 feet, more or less, on the westerly line, to the south line of Lot No. 7 of said block on which they measure 49.69 feet.

Being the same property conveyed to Melissa J. Dossey, unmarried, a 95% undivied interest and Kerlind Investment Group LLC, a 5% undivided interest by deed from Melissa J. Dossey, unmarried, of record in Instrument No 20170913-0093694, Register's Office for said County, dated September 12, 2017, and Recorded on September 13, 2017.

This conveyance is made subject to the following:
1) 2018 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **3900 Aberdeen Road, Nashville, Tennessee 37205**.

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 my hand and official seal at office this 8th day of March, 2018.

Kerlind Investment Group LLC

Melissa J. Dossey, individual

Dorothy D. Bailey, President
Dorothy D. Bailey, President

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Melissa J. Dossey, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of March, 2018.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Dorothy D. Bailey**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged themselves to be **President** of **Kerlind Investment Group LLC**, the within named bargainor, a corporation, and that they as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 8th day of March, 2018.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Magnolia Title & Escrow
1104 Fatherland St.
Nashville, TN 37206

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027