RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 61058-43444

Bill Garrett Davidson County
Batch# 98243 DEEDWARR
05/30/2018 01:03:15 PM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20180530-0051508

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-1026

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of May, 2018

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
Commission Expires: 9/10/18

Address of New Owner	Send Tax Bills To:	Map & Parcel
James Patrick Sweeney 1649 Boxwood Drive Nashville, TN 37211	New Owner	172-03-0A-121.00-CO

WARRANTY DEED

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, I/WE,

James Sheldon Wheeler and Sperry Wheeler, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Patrick Sweeney, a single person

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:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Woodlands Subdivision, Phase 4, Section 1B of record in Plat at Instrument No. 20070705-0080225, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christina T. Pitts, unmarried by Special Warranty deed from GreenBank of record in Instrument No. 20091222-0116390 Register's Office for Davidson County, Tennessee, dated December 17, 2009 and recorded on December 22, 2009. (Value of consideration shown in aforementioned deed $211,000.00.)

Being the same property conveyed to James Sheldon Wheeler and Sperry Kotsianas Wheeler, husband and wife by Warranty deed from Christina T. Pitts, now Christina P. Terrell, unmarried of record in Instrument No. 20160916-0097345 Register's Office for Davidson County, Tennessee, dated September 09, 2016 and recorded on September 16, 2016. (Value of consideration shown in aforementioned deed $320,000.00.) Being also known as 1649 Boxwood Drive Nashville, Tennessee 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all

applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1649 Boxwood Drive, Nashville, TN 37211.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 25th day of May, 2018.

James Sheldon Wheeler

Sperry Wheeler

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

James Sheldon Wheeler and Sperry Wheeler, husband and wife

with whom I am personally acquainted (or 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 and official seal at Nashville, Tennessee this 25th day of May, 2018.

Notary Public

My Commission Expires: _____

(Notary Seal)

