THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 180917806

Karen Y Johnson Davidson County
Batch# 150009 **DEEDWARR**
10/09/2018 09:03:18 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20181009-0099842

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $375,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of October, 2018.

Notary Public
My Commission Expires: 01/17/21

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert L. Wheeler III and Elizabeth N. Wheeler 5009 Timberhill Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 146-08-0-181.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Larkin Rollins and husband, Todd Rollins.** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Robert L. Wheeler III and Elizabeth N. Wheeler, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 356 on the Plan of Section Five, Crieve Hall Estates of record in Plat Book 2133, Page 91, 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 Larkin Rollins and husband, Todd Rollins by Warranty deed from Arthur paul Butts and wife, Sabrina R. Butts of record in Instrument No. 20121105-0101545 Register's Office for Davidson County, Tennessee, dated October 19, 2012 and recorded on November 5, 2012.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2133, Page 91, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2277, Page 110, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 5009 Timberhill Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of October, 2018.

Larkin Rollins

Todd Rollins

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Larkin Rollins and Todd Rollins, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of October, 2018.

Notary Public
My Commission Expires: 01/17/21

