WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/24/2019
(AFFIX SEAL)

PREPARED BY
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE 115
BRENTWOOD TN 37027

RETURNED TO:

R-VRES-18-0818

ROBIN S. EDWARDS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mike Kershaw and Sara Olson	NEW OWNER	
(NAME)	(NAME)	**082-07-0-121.00**
818 Lischey Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD WHEELER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MIKE KERSHAW AND SARA OLSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in East Nashville, Davidson County, Tennessee, being shown on the plan of Humphrey Pierce's Addition, as of record in Book 161, page 20, Register's Office for said County.

Beginning at a point in the westerly margin of North Fourth Street, formerly Lischey Avenue, 101 ft. South of the margin of Wilburn Street; thence with the Westerly margin of North Fourth Street, Southerly 66 ft. to a point; thence westerly 155 ft. more or less to an alley; thence with the margin of said alley Northerly 67 ft. to a point; thence Easterly 155 ft. to the point of beginning.

Being the same property conveyed to Richard Wheeler, an unmarried man by Warranty deed from Robert Lee Nelson and Pamela H. Nelson, Husband and wife of record in Instrument No. 20150929-0098908 Register's Office for Davidson County, Tennessee, dated 09/25/2015 and recorded on 09/29/2015.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Plan of record in Plat Book 161, Page 20, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **818 Lischey Avenue, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Y Johnson Davidson County
Batch# 169049 **DEEDWARR**
11/30/2018 11:12:52 AM 2 pgs
Fees: $13.00 Taxes: $1,257.63

20181130-0116887

Witness my/our hand(s) this the 28th DAY OF NOVEMBER, 2018.

Richard Wheeler by [signature] AS ATTORNEY IN FACT
Richard Wheeler by Nathan Keith as Attorney in Fact

Anne Wheeler by [signature] AS ATTORNEY IN FACT
Anne Wheeler by Nathan Keith as Attorney in Fact

Anne Wheeler, spouse of Richard Wheeler, hereby joins in this conveyance and does transfer and convey any and all marital interest Anne Wheeler may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN KEITH, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RICHARD WHEELER and ANNE WHEELER, and who acknowledged he/she/they executed the same as the free act and deed of the said RICHARD WHEELER and ANNE WHEELER.

Witness my hand and official seal, this the 28th of November, 2018.

[signature]
Notary Public
My Commission Expires: _____
(SEAL)

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 20, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212