This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-3353

Karen Y Johnson Davidson County
Batch# 177130 **DEEDWARR**
12/21/2018 11:25:46 AM 2 pgs
Fees: $13.00 Taxes: $987.90

20181221-0124372

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $267,000.00

Affiant

Subscribed and sworn to before me, this the 20th day of December, 2018

Notary Public
My Commission Expires: 04/21/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Donna Wheeler 304 Pineway Drive Nashville TN 37217	NEW OWNERS	120-10-0-018

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Harold Rucker and Dianne Rucker, Trustees of The Harold and Dianne Rucker 401K Trust**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Donna Wheeler a single woman**, hereinafter called the Grantee(s), his/her/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. 29 on the Plan of Seven Oaks, Section 2, as of record in Book 2133, page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Harold Rucker and Dianne Rucker, Trustees of Harold and Dianne Rucker 401k Trust by Warranty Deed from Dawna K, Wagoner, unmarried, dated July 30, 2018, recorded July 31, 2018, of record in Instrument No. 20180731-0074443, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Dawna K. Wagoner, an unmarried person by Warranty Deed from Orris S. Waggoner, Jr. and Claudia W. Smelser, dated November 30, page 1993, recorded December 2, 1993, of record in Book 9173, page 416, Register's Office for Davidson County, Tennessee.

This is improved property located at: **304 Pineway Drive, Nashville, TN 37217.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. The 2018 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4)

all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 20th day of December, 2018.

GRANTOR:

The Harold and Dianne Rucker 401K Trust

By: Harold Rucker TRUSTEE
Harold Rucker, Trustee

By: Dianne Rucker, Trustee
Dianne Rucker, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Harold Rucker and Dianne Rucker, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Trustees of Harold Rucker and Dianne Rucker 401K Trust, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of December, 2018.

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Notary Public
My Commission expires: 9-20-21