Prepared by:
Amy Cross Nance
Attorney at Law
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Karen Y Johnson Davidson County
Batch# 177476 DEEDWARR
12/26/2018 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $536.50
20181226-0124886

STATE OF TEXAS
COUNTY OF Madison

The actual consideration or value, whichever is greater, for this transfer is $145,000.00

Weldon Larry Wakefield
Affiant

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

Miguel Ramirez
Notary Public
My commission expires: 11/04/2020

MIGUEL RAMIREZ
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 11/04/2020
NOTARY ID 13088742-3

Address of New Owner:	Send Tax Bills to:	Tax Information
Weldon Larry Wakefield Jane Ola Wakefield 5471 Highway 75N Madisonville, TX 77864-4412	Same	126-00-0-573-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($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 **Wesley M. Wakefield and Heather A. Wakefield, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Weldon Larry Wakefield and Jane Ola Wakefield, husband and wife** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1 on the Final Plat of First Revision to Wheeler Estate, filed for record in Instrument No. 20141208-0112115, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wesley M. Wakefield and Heather A. Wakefield, husband and wife, by Warranty Deed from John C. Wheeler, an unmarried man, of record in Instrument No. 20170613-0059224 Registers Office for Davidson County, Tennessee and dated June 9, 2017.

This conveyance is made subject to the following:

1. Plat-All matters appearing on the plan of First Revision to Wheeler Estate of record in Plat Instrument No. 20141208-0112115, Register's Office for Davidson County, Tennessee.

This property is unimproved property known as 0 Heath Road, Nashville, TN 37221

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this 20th day of December, 2018.

Wesley M Wakefield
Wesley M. Wakefield

Heather A. Wakefield
Heather A. Wakefield

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20th day of December, 2018, before me personally appeared Wesley M. Wakefield and Heather A. Wakefield, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 23rd day of December, 2018.

Notary Signature
My commission expires: 2/25/19



201812260124886

I, Amy Cross Nance do hereby made oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according law.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of recording the scrivener's error herein described.

Witness my hand and official seal this 23rd day of July, 2018

My commission expires: 03/31/21

Notary Public

EMILY HOBBY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY