Karen Johnson Davidson County
Batch# 184935 DEEDWARR
01/17/2019 10:50:26 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20190117-0004972

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Curtis T. Wheeler 3868 Dickerson Pike, Suite 200 Nashville, TN 37207	Curtis T. Wheeler 3868 Dickerson Pike, Suite 200 Nashville, TN 37207	041120-016.01

THIS INDENTURE, made this 4th day of January, 2019 between

Helen Marie Wheeler, unmarried and
Helen Marie Wheeler, Trustee of the David Wheeler and
Helen Marie Wheeler Revocable Living Trust

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Curtis T. Wheeler, married

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A tract or parcel of land located in the 12th Civil District of Davidson County, Tennessee, being part of the lot "reserved for Commercial No. 7" on the plat of Section 1, Bellshire Estates, of record in Book 2133, Page 125, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey by Kessinger & Associates dated November 22, 1978, as follows:

Beginning at an iron pin in the westerly margin of Dickerson Road, being the Southeast corner of the tract of land now or formerly belonging to Charles W. Evilcizer, by deed of record in Book 4129, page 313, Register's Office of Davidson County, Tennessee, and being

the Northeast corner of the within described property; thence along the westerly margin of Dickerson Road South 11°45'15" West 100.78 feet to a railroad spike, being the Northeast corner of the property now or formerly owned by N. & S. Enterprises by deed of record in Book 4566, page 537, Register's Office for Davidson County, Tennessee, and being the Southeast corner of the within described property; thence leaving said westerly margin of Dickerson Road North 86°16' 50" West 247.30 feet to an iron pin in the East margin of a 25-foot alley; thence continuing along the East margin of said 25-foot alley North 02° 26' 35" East 105.49 feet to an iron pin; thence leaving the East margin of said alley South 85° 02' 50" East 263.80 feet to the point of beginning.

Being the same property conveyed to David Wheeler and Curtis T. Wheeler by Warranty Deed dated 11/1/95 from C. William Culwell, Jr., d/b/a Tandem Services of record in Book 9846, Page 545, Register's Office for Davidson County, Tennessee. David Wheeler now being deceased, having died on August 29, 2018.

This is (X) improved ( ) unimproved property known as: 3868 Dickerson Pike, Suite 200, Nashville, TN 37207.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2018 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Helen Marie Wheeler

Helen Marie Wheeler

Helen Marie Wheeler, Trustee of the
David Wheeler and Helen Marie Wheeler
Revocable Living Trust

Helen Marie Wheeler/Trustee

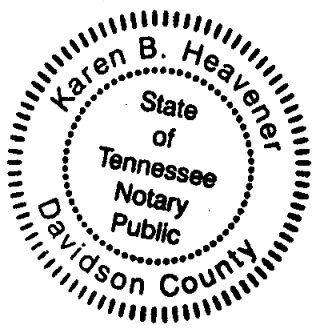
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Helen Marie Wheeler, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 4th day of January, 2019.

Karen B. Heavener

Notary Public
My Commission Expires: 7/8/19



STATE OF TENNESSEE
COUNTY OF DAVIDSON

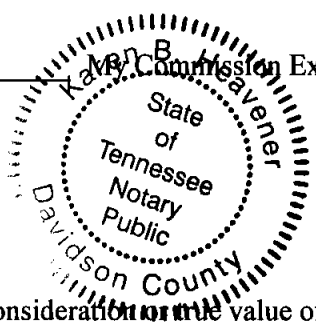
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Helen Marie Wheeler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Trustee of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 4th day of January, 2019.

Karen B. Heavener

Notary Public

My Commission Expires: 7/8/19



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $200,000.00.

Affiant

Sworn to and subscribed before me, this 4th day of January, 2019.

Karen B Heavener

Notary Public

My Commission Expires: 7/8/19

