WARRANTY DEED

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 3.17.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Benjamin John Scala	Bank of Tennessee	07511016500
(NAME)	(NAME)	
4316 Baton Rouge Drive	PO Box 4980	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Johnson City, TN 37602	
(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 considerations, the receipt of which is hereby acknowledged, we **Lisa Patton Wheeler and Eric Paul Wheeler, wife and husband**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Benjamin John Scala, an unmarried man**, hereinafter called the GRANTEE(S), his 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 all of Lot No. 87A on the Plan of Zone Lot Division - Lots 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 103, 104, 105, 106 & 107, Rachel's Square - Section 2, (now known as Colony Downs), of record in Plat Book 6050, Pages 124, amending Plat Book 6250, Pages 542, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lisa Patton Wheeler and Eric Paul Wheeler, wife and husband by Warranty Deed from Hossein Aghili and wife, Mahnaz Tasdighi, dated 10/18/2004 recorded 10/20/2004, of record in Instrument No. 20041020-0126044 and re-recorded 10/28/2004, of record in Instrument No. 20041028-0129649, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2019 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 6050, Pages 542 and Amending Plat of record in Plat Book 6250, Pages 124; Covenants, conditions, easements and restrictions recorded in of record in Book 6455, Page 135; Covenants, conditions, easements and restrictions recorded in of record in Book 6619, Page 777, Amendment to Declaration of record in Book 8030, Page 757, Notice of Recording of record in Book 11627, Page 594, Instrument No. 20070619-0073174; Grant of Easement of record in Instrument No. 20120521-0043892, Instrument No. 20150211-0012558; Charter of Rachel's Square Homeowners Association of record in Book 6683, Page 576; Charter of Colony Downs Homeowner's Association of record in Book 8030, Page 759, in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 196491 **DEEDWARR**
02/19/2019 12:31:35 PM 2 pgs
Fees: $13.00 Taxes: $554.63

20190219-0014847

File No.: 347902
Warranty Deed TN

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4316 Baton Rouge Drive, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his 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), his 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.

Effective the 14th day of February, 2019.

Lisa Patton Wheeler

Eric Paul Wheeler

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lisa Patton Wheeler and Eric Paul Wheeler, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of February, 2019.

Notary Public:
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122