WARRANTY DEED

Karen Johnson Davidson County
Batch# 211776 **DEEDWARR**
03/29/2019 02:33:28 PM 2 pgs
Fees: $13.00 Taxes: $10,175.00

20190329-0028722

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF **MARCH, 2019.**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Duke & Duke LLC	New Owner	11710000900
(NAME)	(NAME)	
2315 Woodmont Blvd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Robert M. Wheatley and wife, Sue J. Lee,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Duke & Duke LLC,** hereinafter called the GRANTEES, 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. 1 on the Plan of Woodmont Estates of record in Book 8250, Page 966, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert M. Wheatley and wife, Sue J. Lee by deed dated February 9, 1998 from Paul C. Bluff, Inc., of record in Book 10788, Page 68, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2019, and subsequent years; The Plan, with Owner's Certificate, of record in Book 8250, page 966, said Register's Office, which Plan shows a 15, foot N.E.S. easement along the rear line and a 20 foot easement for public utility purposes along the northerly front line(s) of said lot. a 25 foot N.E.S easement along the northwesterly side line. And a 20 foot sanitary sewer easement across a portion of said lot. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4083, page 847, said Register's Office. Issuance of Gas/ Mechanical, Electrical and Plumbing Permit by the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 11605, page 310, said Register's Office. Restrictive Covenant for Mother-In-Law Apartment of record in Instrument No. 20000502-0043918, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 2315 Woodmont Blvd., Nashville, TN 37215
(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 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. 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.

Witness my/our hands this **28th** day of **March, 2019.**

Robert M. Wheatley

Sue J. Lee

State of Tennessee
County of Davidson

On this 28th day of March, 2019, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Robert M. Wheatley and Sue J. Lee, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 28th day of March, 2019.

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

File No.: 19-Bailey