Karen Johnson Davidson County
Batch# 356175 DEEDWARR
02/10/2020 03:44:26 PM 2 pgs
Fees: $13.00 Taxes: $2,515.63
20200210-0015229

PREPARED BY (AND RETURN TO):
Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (1933-2017)*

W & I Ref: (DM) Title No.: 60839
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Joseph M. Forehand Chelsea C. Forehand 196 Forestwood Drive Nashville, TN 37209	new owner

TAX MAP PARCEL NUMBERS: 10305003000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$679,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Keith M. Wheatley and Nancy R. Wheatley, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Joseph M. Forehand and Chelsea C. Forehand, husband and wife,** hereinafter called the **Grantees**, Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot no. 79 on the Plan of Hillwood Park of record in Bok 3300, page 27 and 28, Register's office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Keith M. Wheatley and wife, Nancy R. Wheatley by Warranty Deed from Joel David Katz and wife, Kathy L. Brersack, dated November 17, 2000 and recorded on November 21, 2000 of record in Instrument No. 20001121-0115008, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2020, and subsequent years; The Plan of record in Book 3300, pages 27 and 28, said Register's Office, shows an owner's certificate, a 100, foot minimum building setback line from Forestwood Drive, and a 10 foot easement(s) for public utility purposes along the northerly and easterly line(s) of said lot. And a 2.5 x 25 foot utility anchor easement located on the southwesterly front corner of said lot.

This is improved property, known as 196 Forestwood Drive, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: WSB-2020-196

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 6th day of February, 2020.

Keith M. Wheatley

Nancy R. Wheatley

State of Tennessee

County of Davidson

On this 6th day of February, 2020, before me the undersigned authority, personally appeared Keith M. Wheatley and Nancy R. Wheatley, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $679,900.00.

Affiant

Sworn and subscribed before me this 6th day of February, 2020.

Notary

My Commission Expires: 1/6/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2020