Karen Johnson Davidson County
Batch# 395704 DEEDWARR
05/05/2020 11:25:38 AM 4 pgs
Fees: $23.00 Taxes: $693.75
20200505-0046721

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
Under Construction, LLC 737 Tulip Grove Rd. Hermitage, TN 37076	Under Construction, LLC 737 Tulip Grove Rd. Hermitage, TN 37076	024000-222.00

THIS INDENTURE, made this 27th day of April, 2020 between

Eugene J. Wheeler, single and Eugene C. Wheeler, single

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

Under Construction, LLC

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 of land situated in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee according to a survey made by R. L. Montoya-Land Surveying, Inc., dated October 3rd, 1996 is more particularly described as follows:

Beginning at an iron rod in the southerly margin of Campbell Road, said being the northwest corner for this tract and the southwest corner of Sturgis property; thence, leaving said margin and running with a common line to Sturgis property South 68 deg. 53' 35" East 384.93 feet to an iron rod in the West margin of Campbell Road being the northeast corner of this tract; thence with the West margin of Campbell Road, a curve to the left having a Delta of 14 deg. 41' 05", a radius of 985.24 feet, a tangent of 126.95 feet, a length of 252.51 feet, and a chord of South 14 deg. 05' 05" West 251.82 feet to an iron rod; thence, leaving said margin and running with a common line of the Arthur N. Irvin property as evidenced in Deed Book 5104, Page 976, Register's Office for Davidson County, Tennessee South 06 deg. 44' 32" West 262.70 feet to an iron rod at a metal fence

post; thence with an existing fence line for the next 40 calls; 1) North 64 deg. 06' 22" West 290.04 feet to an iron rod thence; 2) North 73 deg. 33' 09" West 48.57 feet to an iron rod thence; 3) North 68 deg. 48' 05" West 195.01 feet to an iron rod; 4) North 50 deg. 28' 39" West 70.20 feet to an iron rod thence; North 33 deg. 24' 55" West 90.37 feet to an iron rod in the southerly margin of Campbell Road; thence with a curve to the left having a Delta of 22 deg. 26' 21", a radius of 815.16 feet, a tangent of 161.70 feet, a length of 319.25 feet, and a chord of North 49 deg. 35' 02" East 317.21 feet to an iron rod; thence, continuing with said road North 38 deg. 21' 52" East 136.54 feet to the point of beginning containing 247,021 square feet, or 5.67 acres more or less.

Being the same property conveyed to Eugene J. Wheeler, single and Eugene C. Wheeler, single as tenants in common with rights of survivorship by Warranty Deed dated 5/22/17 from Anthony L. Hunter of record in Instrument No. 20170525-0052146, Registers Office for Davidson County, Tennessee.

This is ( ) improved (X) unimproved property known as: 1695 Campbell Rd., Goodlettsville, TN 37072.

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 2020 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 their hand and seal the day and year first above written.

Eugene J. Wheeler

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On April 28, 2020 before me, Denice K. Hanson, notary public personally appeared Eugene J. Wheeler who proved to me on the basis of satisfactory evidence to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his/~~her/their~~ authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENAL TY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

DENICE K. HANSON
Notary Public - California
Los Angeles County
Commission # 2296566
My Comm. Expires Aug 7, 2023

Signature _____ (SEAL)

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

Eugene C. Wheeler

STATE OF GEORGIA
COUNTY OF Greene

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

WITNESS my hand and official seal at office in Greene County, Georgia on this the 27 day of April, 2020.

Notary Public
My Commission Expires:

JAY V DELL NOTARY PUBLIC EXPIRES GEORGIA January 14, 2024 GREENE COUNTY, GA

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 $187,500.00.

Affiant

Sworn to and subscribed before me, this 29th day of April, 2020.

Notary Public
My Commission Expires: 7/3/2023

MELISSA HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY