THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200426655

Karen Johnson Davidson County
Batch# 398267 **DEEDWARR**
05/11/2020 12:30:14 PM 2 pgs
Fees: $13.00 Taxes: $1,324.60

20200511-0048688

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $358,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of May, 2020.

Notary Public
My Commission Expires: January 8, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James W. Wheless and Annette C. Wheless 4505 Harding Pike Unit 176 Nashville TN 37205	New Owner	Tax Parcel ID No. 116 03 0B 176.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marshele Franklin Smith now known as Marshele Franklin Wolfe, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James W. Wheless and Annette C. Wheless, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 176 of Royal Oaks Apartments Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, Page 45 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Marshele Franklin Smith, by Warranty Deed from James Edwin Gunn, married, of record in Instrument No. 20060519-0059307, in the Register's Office of Davidson County, Tennessee, dated May 19, 2006 and recorded on May 19, 2006.

Marshele Franklin Smith and Marshele Franklin Wolfe being one and the same person.

Jerrad Wolfe joins in this conveyance to convey any interest he may have in the subject property marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Royal Oaks Apartments, as recorded in Plat Book 5200, Page(s) 45.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revision of Lots 1, 2, 4 & 5 Royal Oaks, as recorded in Plat Book 4660, Page(s) 59.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Royal Oaks Apartments Condominium of record in Book 5282, Page 972, as amended by instrument(s) of record in Book 5673, Page 622; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3877, Page 494.

Easement recorded in Book 3165, Page 607, Book 4668, Page 986, Book 4744, Page 370, as modified by agreement recorded in Book 4978, Page 524 and Book 5144, Page 244.

Easement for Sanitary Sewer, recorded in Book 3347, Page 188.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3958, Page 152, Book 4835, Page 964 and in Book 4835, Page 967, as amended in Book 4976, Page 356.

Easement upon the Southwesterly 15 feet of Lot 2 on the plan of Royal Oaks, along the common line between Lots 1 and 2, as granted to Alfred Shepard, Trustee, by deed from Royal Oaks Limited.

This is improved property located at 4505 Harding Pike Unit 176 Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of May, 2020.

Marshele Franklin Smith NKA Marshele Franklin Wolfe

Jerrad Wolfe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marshele Franklin Smith NKA Marshele Franklin Wolfe and Jerrad Wolfe, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of May, 2020.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Notary Public
My Commission Expires: _____