Name and Address of New Owner:
Mary Claire Eber
1908-A 15th Avenue N
Nashville, TN 37208

Send Tax Statements To:

NEW OWNER

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-20050810

Map and Parcel: 081-07-1J-001.00-CO

Karen Johnson Davidson County
Batch# 412478 **DEEDWARR**
06/09/2020 03:00:19 PM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20200609-0059238

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Gentry Wheat, a married man**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Mary Claire Eber, a single woman**, hereinafter called the GRANTEE, his 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 Unit 1908A on the Plan of Wheat Homes, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Wheat Homes, as set forth in Exhibit "B" of record in Instrument No. 20190711-0067862, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to William Gentry Wheat, a married man by Warranty Deed from Clarence Summey, a married person of record in Instrument No. 20190618-0058750 Register's Office for Davidson County, Tennessee, dated June 12, 2019 and recorded on June 18, 2019.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of record in Instrument Number 20190711-0067862; Subject to all matters shown on the Plan of record in Plat Book 161, Page 44; Charter of record in Instrument Number 20190711-0067861; Agreement for Dedication of Public Right of Way of record in Instrument Number 20190820-0083466; Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel; all of said Register's Office.

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.

This property was investment property for the seller.

This is improved property known as: 1908-A 15th Avenue N, Nashville, TN 37208

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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 1st day of June, 2020.

William Gentry Wheat

State of Tennessee

County of Rutherford

Personally appeared before me, William Gentry Wheat with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st of June, 2020.

Notary Public
My Commission Expires:

ANGELA HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $385,000.00.

Affiant Signature

Subscribed and sworn to before me, this 1st day of June, 2020.

Notary Public
My Commission Expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021