WARRANTY DEED

Karen Johnson Davidson County
Batch# 419582 **DEEDWARR**
06/18/2020 03:59:59 PM 2 pgs
Fees: $13.00 Taxes: $906.50

20200618-0064794

O-EB-20-4103

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/3/23

(AFFIX SEAL) STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeremiah Hamrick	**Ascend Federal Credit Union**	
(NAME)	(NAME)	
4103 Hutson Avenue	**P.O. Box 1210**	**061-06-0-073.01**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Tullahoma, TN 37388**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JUSTIN D. WHEELER AND LAUREN WHEELER, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEREMIAH HAMRICK, UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 Resubdivision of Lots 198, 199, 200 and 201, of Maplewood Heights, 2nd Addition of record in Plat Book 3500, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Justin D. Wheeler and Lauren Wheeler, husband and wife by Warranty deed from Richard A. Cagle, unmarried of record in Instrument No. 20160526-0053009 Register's Office for Davidson County, Tennessee, dated May 24, 2016 and recorded on May 26, 2016.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3500, Page 12, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4103 Hutson Avenue, Nashville, Tennessee 37216**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 12th DAY OF JUNE, 2020.

Justin D. Wheeler, by his attorney in fact
Brian Mitchell
Justin D. Wheeler, by his attorney in fact, Brian Mitchell

Lauren Wheeler, by her attorney in fact
Brian Mitchell
Lauren Wheeler, by her attorney in fact, Brian Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JUSTIN D. WHEELER AND LAUREN WHEELER, and who acknowledged he/she/they executed the same as the free act and deed of the said JUSTIN D. WHEELER AND LAUREN WHEELER.

Witness my hand and official seal, this the 12th of June, 2020.

Stacey Denson Palmer
Notary Public
My Commission Expires: 1/8/23
(SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212