Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 508744 DEEDWARR
11/04/2020 10:56:38 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20201104-0129130

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$300,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF October,2020.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	
Sabrina L. Wheeler 5013 English Village Drive Nashville, Tennessee 37211	NEW OWNER	TAX MAP 161 10 0A 191.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Constance K. Boebel, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Sabrina L. Wheeler, unmarried

Hereinafter called the grantees, their 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 Lot No. 156 on the Plan of Phase Two, Villages of Brentwood as of record in Plat Book 6250, Page 169, and Surveyor's Certificate of Correction recorded in Book 8484, Page 140, Register's office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Constance K. Boebel by Quitclaim Deed from Robert L. Boebel and wife, Catherine E. Boebel, dated July 30, 1995 and filed of record in Book 6738, page 471, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:
1) 2021 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **5013 English Village Drive, Nashville, Tennessee 37211.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand and official seal at office this 29th day of October, 2020.

Constance K Boebel
Constance K. Boebel

JANE M. APP
NOTARY PUBLIC
STATE OF WISCONSIN

STATE OF Wisconsin

COUNTY OF Dane

Personally appeared before me, Constance K. Boebel, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of October, 2020.

NOTARY PUBLIC

My Commission Expires: 10.18.2022

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027