WARRANTY DEED

File #2020103353

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of November, 2020.

Notary Public

MY COMMISSION EXPIRES: July 5. 2021
(AFFIX SEAL)

CHERYL BUCKINGHAM-MIMMS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Wheeler and Tara Snow Wheeler	NEW OWNER	111-00-0-034.00
(NAME)	(NAME)	
2403 Granny Wright Lane (ADDRESS)	(ADDRESS)	
Hermitage TN 37076 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/WE, **True Craftsman Construction, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Wheeler and Tara Snow Wheeler, husband and wife**, 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. 4 on the Plan of A Final Plat of the Willard W. Adams Property of record in Plat at Instrument No. 20170804-0079660, 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 a portion of the same property conveyed to True Craftsman Construction, LLC by Warranty deed from Charlene Sue Griffin, individually and Executrix of the Estate of Willard W. Adams, Belinda Louise Mills and Dorothy Alene Reed of record in Instrument No. 20170915-0094754 Register's Office for Davidson County, Tennessee, dated September 05, 2017 and recorded on September 15, 2017.

This conveyance is subject to: Subject to all matters shown on the Plan of record as Instrument Number 20170801-0079660, Register's Office of Davidson County, Tennessee.; Restrictions of record as Instrument Number 20170914-0094166 in the Register's Office for Davidson County, Tennessee; Declaration of Taking of record in Book 3990, Page 597, in the Register's Office for Davidson County, Tennessee.; Subject to the exact location of the Corps of Engineers boundary line.; Application for Greenbelt Assessment - Agricultural of record in Book 10539, Page 294, in the Register's Office for Davidson County, Tennessee.

unimproved ☒
This is improved ☐ property, known as **2403 Granny Wright Lane, Hermitage, TN 37076**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Karen Johnson Davidson County
Batch# 511282 DEEDWARR
11/09/2020 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20201109-0131206

Witness our hands this 5th day of November, 2020.

True Craftsman Construction, LLC

BY: _____

Mark Clark, Chief Manager

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

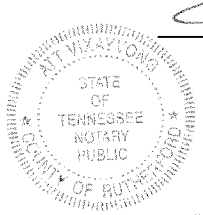
Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Mark Clark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of True Craftsman Construction, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing his name as Chief Manager of True Craftsman Construction, LLC.

Witness my hand and official seal at office, this 5th day of November, 2020.

Commission expires:

_____

Notary Public



MY COMMISSION EXPIRES:
01/18/22

RETURN RECORDED DOCUMENTS TO:

Homeland Title
1896 General George Patton Drive, Ste. 200
Franklin, TN 37067

True Copy Certification

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pam Smithson, a notary public for this county and state, Lori Patterson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/13/2022

PAMELA JO SMITHSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY