Return To:

FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20120095774 DEEDWARR
Recvd: 12/14/12 11:32 2 pgs
Fees:13.00 Taxes:432.90
20121214-0115314

WARRANTY DEED

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $417,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6TH day of December, 2012

Notary Public

MY COMMISSION EXPIRES: 8/23/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Kirk Whittaker	Fannington Financial Group	50-3-B-167.00
(NAME)	(NAME)	
1602 Berrywood Way	1912 21st Ave South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN, 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, Elizabeth Guzzo Adkins, married, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Brian Kirk Whittaker, an unmarried person, 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. 80 on the plan of Mulberry Downs, Phase 1-B, as shown by plat of record in Plat Book 7900, page 818, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Elizabeth McComb by Quit Claim Deed from Jerome McComb, dated March 12, 2010, filed March 23, 2010, in Instrument No. 20100323-0021745, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Jerome McComb and Elizabeth McComb, husband and wife, by Warranty Deed from Linda F. Starkey, dated July 5, 2007, filed July 6, 2007, in Instrument No. 20070706-0080673, said Register's Office. Elizabeth McComb, also known as Elizabeth S. Guzzo and Elizabeth Guzzo is now known as Elizabeth Guzzo Adkins.

Elizabeth Guzzo Adkins warrants that the subject property is not her homestead as defined by Statute.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1602 Berrywood Way, Nashville, TN 37207

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, has 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 our hands this 7th day of December, 2012

X _____

X _____
Elizabeth Guzzo Adkins

STATE OF X Ohio
COUNTY OF Hamilton

Personally appeared before me, the undersigned authority, Elizabeth Guzzo Adkins, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 7th day of December, 2012

X _____
Notary Public

My commission expires: X June 18, 2013

NOTARY PUBLIC STATE OF OHIO

AZRA TOROMANOVIC
Notary Public, State of Ohio
My Commission Expires June 18, 2013