WARRANTY DEED

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$94,000.00~~ $97000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 9/21/2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Whitney L. Braxton	Franklin American Mortgage Company	12002003100
(NAME)	(NAME)	
1301 Kermit Drive	501 Corporate Centre Drive Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Franklin, TN 37067	
(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, WE, Darla A. Wittkowski and Robert G. Wittkowski, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Whitney L. Braxton an unmarried woman,, 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:

Being Lot No. 218, on the Map of Miro Meadows, of record in Book 1424, Pages 94 and 95, Register's office for Davidson County, Tennessee, described as follows:

Beginning at a point in the south margin of Kermit Drive at the corner of Lots Nos. 218 and 219; thence with the line between said lots, southerly 158.3 feet to the north line of lot No. 242; thence with the line of the same, westerly 77.4 feet to the east margin of Goodbar Drive; thence with the margin of the same, northerly 136.1 feet to the beginning of a curve; thence around said curve northeasterly 30.36 feet to the south margin of Kermit Drive; thence with the margin of same, easterly 58.41 feet to the beginning.

Being the same property conveyed to Darla A. Wittkowski and husband, Robert G. Wittkowski, by deed of record in Instrument No. 20000327-0030662, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Darla A. Wittkowski by Robert G. Wittkowski as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20140523-0044647, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1301 Kermit Drive, Nashville, TN 37217
(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.

BILL GARRETT, Davidson County
Trans:T20140036255 DEEDWARR
Recvd: 05/23/14 10:36 2 pgs
Fees:13.00 Taxes:358.90
20140523-0044648

Witness our hands this 16th day of May, 2014.

By her attorney in fact

Darla A. Wittkowski

Robert G. Wittkowski

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert G. Wittkowski, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville TN this 16th day of May, 2014
Commission expires:

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

STATE OF TENNESSEE
COUNTY WILLIAMSON

On this 16th day of May, 2014 before me personally appeared Robert G. Wittkowski, the person who executed the foregoing instrument on behalf of Darla A. Wittkowski, and acknowledged that he executed the same as the free act and deed of the said Darla A. Wittkowski, through Power of Attorney granted he by the said Darla a. Wittkowski.

Witness my hand and official seal at Franklin, Tennessee this 16th day of May, 2014.

Commission expires:

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

Return To:
Solomon Parks Title & Escrow, LLC
2114 Isabella Lane, Suite 105
Brentwood, TN 37027