Davidson County DEEDWARR Recvd: 12/09/15 15:16 2 pgs Fees:13.00 Taxes:499.13 **20151209-0124072**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00 Affiant Subscribed and sworn to before me, this 30th DAY OF November, 2015. Notary Public MY COMMISSION EXPIRES: 11.6.17 (AFFIX SEAL)

WARRANTY DEED

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BR15-0818

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kirtley Whittington	Kirtley Whittington	
106B 38th Avenue N.	(NAME) 106B 38th Avenue N.	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	082-07-0-410.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we FIVE TALENTS PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KIRTLEY WHITTINGTON , MARRIED, hereinafter called the Grantee(s), their heirs 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. 21 on the Plan of Millers Addition to Edgefield, of record in Plat Book 57, Page 133, 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 Five Talents Partnership, a Tennessee General Partnership by Quitclaim deed from Catherine Hawkins, a married woman, of record in Instrument No. 20070202-0014232, Register's Office for Davidson County, Tennessee, dated January 18, 2007 and recorded on February 02, 2007.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 57, Page 133, Register's Office for Davidson County, Tennessee.

unimproved ( )

This is improved (X) property, known as 818 North 5Th Street , Nashville, Tennessee 37207-5816

(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 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 30th day of November, 2015.

Five Talents Partnership, a Tennessee General Partnership

BY: Catherine Hawkins Garner

Catherine Hawkins Garner, General Partner

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of November, 2015, before me personally appeared Catherine Hawkins Garner, General Partner, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be a partner of Five Talents Partnership, a Tennessee General Partnership, the within named bargainor, a partnership, and that he/she as such general partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of November, 2015.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

I, Andy Maloney, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.