BILL GARRETT, Davidson County
Trans:T20150109871 DEEDWARR
Recvd: 12/30/15 09:46 2 pgs
Fees:13.00 Taxes:295.63
20151230-0130913

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 21st day of December, 2015, by and between Russell James Bartley, a married couple, party of the first part, and Kristina F Whitmore, an unmarried woman,. party of the second part.

and Tonie Do

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING UNIT 174 ON THE PLAN OF BROOKCASTLE, OF RECORD IN PLAT BOOK 6250, PAGE 627, AND AMENDED IN PLAT BOOK 6727, PAGE 762, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being all or part of the same property conveyed to Russell James Bartley and Tonie Do by virtue of that certain Quit Claim Deed dated July 21, 2014, at Instrument No. 20140721-0064543 in Register's Office of Davidson County, Tennessee.

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), her 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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restirctions at Plat Book 6727, Page 762 and Book 6519, Page 747 and Page 768 in said Register's Office, Tennessee; 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), her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Russell James Bartley

Tonie Do

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Russell James Bartley, and Tonie Do with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of December, 2015.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Kristina F Whitmore

Tax Parcel No 075080A07600CO

Property Address: 174 Brooke Castle Drive
Hermitage, TN 37076

MAIL TAX
BILLS TO: Regions Bank
2050 Parkway CR
Birmingham, AL 35244

STATE OF TENNESSEE
COUNTY OF WILSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $79,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 21st day of December, 2015.

Notary Public

My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 5, 2017