WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160079163 DEEDWARR
Recvd: 09/09/16 10:45 2 pgs
Fees: 13.00 Taxes: 1306.10

20160909-0095027

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$353,000.00.**

Affiant

Subscribed and sworn to before me this 7th day of September, 2016

Notary Public
My Commission expires: 10/18/16
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jessica Backhus	new owner	Part of 082-07-0-410.00
818-A North 5th Street		
Nashville, TN 37207	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kirtley Whittington, married**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jessica Backhus and spouse, Linzie Treadway**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit A of The Plan of HOMES AT 818 NORTH 5TH STREET, a Condominium with Private Elements, as shown on Exhibit "B"of the Declaration of Covenants, Conditions and Restrictions for HOMES AT 818 NORTH 5TH STREET as shown of record in Instrument Number 20160107-0001823, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20160107-0001823, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Kirtley Whittington, married by Warranty Deed from Five Talents Partnership, a Tennessee General Partnership dated 11/30/15 and found of record in Instrument Number 20151209-0124072, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 57, Page 113, Register's Office for Davidson County, Tennessee.
- The Grantor never used this property as his residence.
- This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20160107-0001823, Register's Office for Davidson County, Tennessee.

This is improved property known as: **818-A North 5th Street, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 8, 2016.

Kirtley Whittington

Kirtley Whittington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kirtley Whittington** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 8, 2016

My commission expires 11-6-17

Notary Public

