WARRANTY DEED

File #16348

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Tracy Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-6-20
(AFFIX SEAL)

RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Diana Partington	New Owner	104-08-0C-005.00 CO
(NAME)	(NAME)	
1539 Birchwood Cir		
(ADDRESS)	(ADDRESS)	
FRANKLIN, TN 37064		
(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, **Tamara L. Saviano and Paul D. Whitfield, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Diana Partington unmarried,** HEREINAFTER CALLED THE GRANTEE, HER 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 Unit No. 5 on the Plan of Peabody Square Condominiums of record in Plat Book 6250, Page 177, Registers Office for said County, as established by Master Deed of record in Book 6404, Page 545, as amended in Book 6527, Page 254, Book 6653, Page 897, Book 6648, Page 635, Registers Office for Davidson County, Tennessee.

Being the same property conveyed to Tamara L. Saviano and Paul D. Whitfield, wife and husband by Warranty Deed from Brice D. Arndt and wife, Kristine L. Arndt, recorded on the 1st day of October, 2010 in Instrument No. 20101001-0078613, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2016 and subsequent years taxes are assumed by the Grantees, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

BILL GARRETT, Davidson County
Trans:T20160081989 DEEDWARR
Recvd: 09/19/16 13:52 2 pgs
Fees:13.00 Taxes:1202.50
20160919-0098358

unimproved ☐
This is improved ☒ property, known as 1609 Horton Ave, Nashville, TN 37212
(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.

Witness my hand this 16th day of September, 2016.

Tamara L. Saviano

Paul D. Whitfield

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, Tamara L. Saviano and Paul D. Whitfield, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of September, 2016.

Notary Public

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

My Commission Expires:

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212