Davidson County DEEDWARR
Recvd: 10/04/16 10:33 4 pgs
Fees:23.00 Taxes:555.00
20161004-0104376

33243

THIS INSTRUMENT PREPARED BY: Mudter & Patterson An Association of Attorneys 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 33243-09-2016	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $150,000.00. Affiant Subscribed and sworn to before me this 29th day of September, 2016. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kirtley Whittington James R. Whittington P.O. Box 90750 Nashville TN 37209	New Owner	Map and Parcel No.: 104 01 0 123 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Robert M. Smith and wife Crystal F. Smith (collectively, "Grantors") have this day bargained and sold, and do hereby transfer and convey to Kirtley Whittington and James R. Whittington (collectively, "Grantees") their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 188 Chamberlin Street, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 29th day of September, 2016.

Robert M. Smith

Crystal F. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert M. Smith and Crystal F. Smith, 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, at office, this 29th day of September, 2016.

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being a part of Lot No. 37 of Block 26 on the Plan of the Subdivision of Plummer Place, of record in Book 161, page 39, Register's Office for Davidson County, Tennessee, and shown as Lot Marked "Condra" on the Revised Plan of Valley View Subdivision, Section One, of record in Book 2331, page 88, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 37, which is a corner lot, fronts 122.86 feet on the southerly margin of Sentinel Drive and fronts 28.8 feet on the easterly margin of Chamberlain Street, also known as Chamberlin Street, said frontages being joined by a curve having a length of 42.32 feet, and extends back 150 feet on the southerly line and 21.1 feet on the easterly line to a point of intersection.

Being the same property conveyed to Robert M. Smith and wife Crystal F. Smith by deed dated July 21, 1992 from Dennis E. Morgan, unmarried of record in Book 8682, page 694, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2016 and subsequent years, a lien, but not yet due and payable. Map and Parcel No. 104 01 0 123 00.
2. Restrictive covenants contained in an instrument of record in Book 2446, page 146, amended in Book 2487, page 19, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 161, page 39, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 2331, page 88, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, GEORGE E. MUDTER JR., 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

