Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

16-0468

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160089310 DEEDWARR
Recvd: 10/11/16 09:41 2 pgs
Fees:13.00 Taxes:869.50
20161011-0107142

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$235,000.00.**

Affiant

Subscribed and sworn to before me this 29 day of September, 2016

Notary Public
My Commission expires: 2/16/18
(Affix Seal)

KIRK HUNNICUTT NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

**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 |
|---|---|---|
| Alayne L. Whitman | Alayne Whitman | 052-05-0-023.00 |
| 836 Walnut | 2426 147th Place SE | |
| Madison, TN 37115 | Mill Creek, WA 98012 | |

**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, **Bonnie J. Berger, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Alayne L. Whitman and Keith R. Whitman, wife and husband,** 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 Lots Nos. 21 and 22 of Block E on the Revised Plan of Power & Roth's Madison Park Subdivision, of record in Book 843, page 7, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Said Lots Nos. 21 and 22 adjoin and front together 100 feet on the west side of Walnut Avenue and run back between parallel lines 200 feet to a dead line.**

**Being the same property conveyed to Bonnie J. Berger, unmarried, by deed from Betty Sue Storey, unmarried, by and through Donald L. Bodamer, as attorney in fact for Betty Sue Storey, Estate of Marye E. louise Storey by Donald L. Bodamer, Co-Trustee and Allen Harrison, Co-Trustee, on March 19, 1987, of record in Book 7176, page 663, 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:

- Subject to all matters as shown on the Plan of record in Book 843, page 7, Register's Office Davidson County, Tennessee.

This is improved property known as: **836 Walnut, Madison, TN 37115**

**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 29, 2016.

**Bonnie J. Berger**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Bonnie J. Berger** 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 29, 2016

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY