BILL GARRETT, Davidson County
Trans:T20170006490 DEEDWARR
Recvd: 01/23/17 14:59 2 pgs
Fees:13.00 Taxes:1202.50
20170123-0007322

Warranty Deed

REBECCA CAMPBELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES 12-28-2019	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $325,000.00. Affiant Subscribed and sworn to before me, this the 18th day of January, 2017. Notary Public My commission expires: 12/28/19

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Michael J. Gaughan, Jr.	Farmington Mortgage, a div. of CapStar Bank	
1827B 11th Avenue North	2002 Richard Jones Rd. Suite 300A	081-07-0-N-002.00-CO
Nashville, TN 37208	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KIRTLEY WHITTINGTON, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL J. GAUGHAN, JR., AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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 1827B of The Plan of Homes at 1829 11th Avenue North, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of Master Deed of record as Instrument Number 20160322-0027259, 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 interest 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 20160322-0027259, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Joyce Locket and husband, Eugene Locket by Warranty deed from H. Benton Mitchell and wife, Myrtle Mitchell of record in Book 6338, page 157 Register's Office for Davidson County, Tennessee, dated July 16, 1984 and recorded on July 18, 1984.

Being a portion of the same property conveyed to Joyce N. Lockett by Final Decree of Divorce deed from Eugene Lockett, Jr., of record in Book 7684, page 173, Register's Office for Davidson County, Tennessee and Docket No. 88D-433 in the Probate Court for said County, dated September 6, 1988 and recorded on October 21, 1988. The said Joyce N. Lockett died May 25, 2015, her estate having been probated of record in

Docket No. 15P2009, in the Probate Court for Davison County, Tennessee, devising the subject property to the Devisees of the Estate of Joyce N. Lockett.

Being a portion of the same property conveyed to Kirtley Whittington, a married man by Warranty deed from Eugene Lockett III, Rachelle Murray and Dionne Page Lockett-Cobb as devisees under the will of Joyce Norman Lockett, deceased of record in Instrument No. 20160202-0010285 Register's Office for Davidson County, Tennessee, dated February 01, 2016 and recorded on February 02, 2016.

**Neither Grantor, nor Grantor's spouse, ever resided in the above-described real property.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1827B 11th Avenue North, Nashville, TN 37208.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of January, 2017.

Kirtley Whittington

Kirtley Whittington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kirtley Whittington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of January, 2017.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018