STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $419,900.00

Affiant

Subscribed and sworn to before me, this the 10th day of February, 2017.

Notary Public

My commission expires: _____

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

BILL GARRETT, Davidson County
Trans:T20170013397 DEEDWARR
Recvd: 02/14/17 09:49 2 pgs
Fees:13.00 Taxes:1553.63
20170214-0015205

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Curtis Whipple	New Owner	**083-03-4A-001.00-CO**
2220 Carter Ave.		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Angela Barrett, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Curt Whipple, MARRIED MAN

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. A, as shown on the Declaration of Covenants, Conditions and Restrictions for 2220 Carter Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20151218-0127249, Register's Office for said County, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Anne A. Simpler by Warranty deed from Nancy Denning-Martin and Danny Ray Martin, II, wife and husband of record in Instrument No. 20100108-0001951 Register's Office for Davidson County, Tennessee, dated December 23, 2009 and recorded on January 08, 2010.

Being a portion of the same property conveyed to Angela Barrett by Warranty deed from Anne A. Simpler, n/k/a Anne S. Sizemore, and husband Nathan Sizemore of record in Instrument No. 20151030-0110819 Register's Office for Davidson County, Tennessee, dated October 30, 2015 and recorded on October 30, 2015.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 2220 Carter Ave., Nashville, TN 37206.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF February 10, 2017:

Angela Barrett

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Angela Barrett, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 10th day of February, 2017.

My Commission Expires: 5-25-20

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

20171036R