WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170036785 DEEDWARR
Recvd: 05/02/17 09:17 2 pgs
Fees: 13.00 Taxes: 1202.50
20170502-0042855

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07/06/2020

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$325,000.00.**

Affiant

Subscribed and sworn to before me this 27th day of April, 2017

Notary Public

My Commission expires: 07/06/20

(Affix Seal)

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:
James Carlucci	new owner	084-05-0-082.00
858 Beth Drive		
Nashville, TN 37206	,	

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, **Andrew Burton Whitaker and wife, Kimberlee Saranko Whitaker**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **James Carlucci and Aprille Goodman, husband and wife,**, 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 Lot No. 11, Cumberland Meadows, Section Two, First Amendment, as shown on plat of record in Instrument Number 20050525-0059134, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Andrew Burton Whitaker and wife, Kimberlee Saranko Whitaker from Danny T. Eaton D/B/A and Vintage Builders by Warranty Deed on August 9, 2005, of record in Instrument Number 20060818-0102248, 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:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20050525-0059134, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20051230-0156873, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Book 4007, Page 49; Book 4008, Page 192; Book 3430, Page 142 and Instrument Number 20080824-0102318, Register's Office for Davidson County, Tennessee.

This is improved property known as: **858 Beth Drive, Nashville, TN 37206**

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 April 27, 2017.

Andrew B. Whitaker

Kimberlee S. Whitaker
Kimberlee S. Whitaker

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Andrew Burton Whitaker*** **and Kimberlee Saranko Whitaker**** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

*a/k/a Andrew B. Whitaker
**a/k/a Kimberlee S. Whitaker

WITNESS my hand and Official Seal at office this April 27, 2017

Notary Public

My commission expires 1/8/19

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON