WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of July, 2017.

Notary Public

MY COMMISSION EXPIRES: March 08, 2021

(AFFIX SEAL)

STEVEN PAUL DISSER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Steven P. Disser
Attorney-at-Law
GREATER NASHVILLE TITLE & CLOSING CO.
200 Madison St.
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard T. Whitmore and Jamie Chasteen Whitmore	Pinnacle Bank	05413003200
(NAME)	(NAME)	
3229B Lakeshore Dr.	150 3rd Ave. South Suite 900	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170063238 DEEDWARR
Recvd: 07/24/17 14:09 2 pgs
Fees:13.00 Taxes:592.00

20170724-0074626

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Richard A. Whitmore and Stacey Ann Whitmore, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Timothy Whitmore and wife, Jamie Chasteen Whitmore, HEREINAFTER CALLED THE GRANTEES, 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 part of Lot 13, Section 1 of the Life & Casualty Insurance Company's subdivision property located on the northerly side of Old Hickory Boulevard, near Dupontonia which plan is recorded in Book 843, page 56 of the Register's Office of Davidson County, Tennessee. Said tract is more fully described as follows:

BEGINNING at a point in the center of Pitts Avenue 1,351.2 feet from Old Hickory Boulevard as measured in a northeasterly direction along the center of Pitts Avenue. Said point being also the northerly corner of the Huffine Land, thence south 64 degrees 38' east a distance of 855 feet to a point in the easterly boundary of the original United States Government Reservation thence north 3 degrees 03 minutes west with said reservation boundary at a distance of 265 feet to a point, thence north 74 degrees 51 minutes west a distance of 731.9 feet to a point in the center of Pitts Avenue thence in a southerly direction along the center of Pitts Avenue a distance of 108 feet to the point of beinning comprising an area of 3.177 acres more or less.

Being a part of the same property conveyed to Richard A. Whitmore and Stacey Ann Whitmore by deed from Mark S. Bryant, Trustee under the Revocable Trust Agreement of James M. Bryant, dated May 27, 2014, as restated and amended dated October 26, 2015, and also executed by James M. Bryant, of record as Instrument No. 20170303-0021433, Register's Office for Davidson County, Tennessee. See instrument for Correction of said Warranty Deed of record as Instrument No. 20170724-0074625, said Register's Office.

Included in the above description, but excluded therefrom is that portion of the above property previously conveyed to Richard Timothy Whitmore and Jamie Chasteen Whitmore, husband and wife by Warranty Deed from Mark S. Bryant, Trustee under the Revocable Trust Agreement of James M. Bryant, dated May 27, 2014, as Restated and Amended dated October 26, 2015, of record as Instrument No. 20160525-0052649, Register's Office, Davidson County, Tennessee. Said portion described as land in Davidson County, Tennessee, and being described according to a survey, by John B. Kohl, III dated 9-23-76, as follows:

Beginning at a metal fence post in the southeasterly corner of the Mae Bryant property, said point also being a point in the northerly line of the Huffine property of record in book 917, page 387 R.O.D.C.; thence with Huffine's north line S 64 degrees 38' E 584.49 feet to a point; thence N 3 degrees 03' W 265.0 feet to a point in the southerly margin of the Elkins property of record in book 1166 page 279 R.O.D.C.; thence with Elkins south line N 74 degrees 30' 13" W 491.84 feet to a point in Bryant's easterly line; thence with the same S 15 degrees 23' 13" W 151.04 feet to the point of beginning. Included in this conveyance is a 20' access easement across the said Mae Bryant's property described according to said survey as follows: Said easement fronts 20 feet on the easterly margin of Lakeshore Drive and extends back between parallel lines approximately 260.88 feet to the James McDonald Bryant property.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2017 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, AND ALL MATTERS SET FORTH ON THE PLAN OF SECTION 1 OF THE LIFE AND CASUALTY COMPANY'S SUBDIVISION PROPERTY, OF RECORD IN BOOK 843, PAGE 56, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND FURTHER SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS OF RECORD AFFECTING PROPERTY, IF ANY, BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, FAMILIAL STATUS, OR NATIONAL ORIGIN, AND SUBJECT TO ANY EASEMENTS VISIBLE BY AN INSPECTION OF THE PREMISES.

unimproved ☐

This is improved ☑ property, known as 3229 Lakeshore Dr., Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and do covenant with the said GRANTEES that 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 do further covenant and bind , heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hands this 20th day of July, 2017.

Richard A. Whitmore

Stacey Ann Whitmore

By: Attorney in Fact

By: Richard A. Whitmore, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 20TH day of July, 2017, before me personally appeared **Richard A. Whitmore** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Stacey Ann Whitmore,** and acknowledged that he executed the same as the free act and deed of the said **Stacey Ann Whitmore.**

Witness my hand and official seal at office at Madison, Tennessee, this the 20th day of July, 2017.

My commission expires:
3/8/21

Notary Public

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Richard A. Whitmore,** the bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who has acknowledged that he executed this instrument for the purpose set forth herein.

Witness my hand and official seal at office at Madison, Tennessee, this the 20th day of July, 2017.

My commission expires:
3/8/21

Notary Public

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY