Davidson County DEEDWARR
Recvd: 08/28/17 12:58 3 pgs
Fees:18.00 Taxes:740.00
20170828-0088087

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

Cecil Whitmon Jr, and, THIS INDENTURE made and entered into this 24th day of August, 2017, by and between, Denise Wilson, Cecilia Stanford, , party of the first part, and Annie R Kinzer, an unmarried woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 188 on the Plan of Enchanted Hills, Section 7, of record in Book 4300, Page 61, Register's Office for said County.

SAID Lot No. 188, which is a corner lot, fronts 165.0 feet on the easterly margin of Eaton's Creek Road and fronts 219.52 feet on the southerly margin of Eaton Court, said frontages being joined by a curve having a length of 39.27 feet, and extends back 188.05 feet on the easterly line and 221.0 feet on the southerly line to a point of intersection.

Being all or part of the same property conveyed to Cecil C. Whitmon and Virginia E. Whitmon by virtue of that certain Warranty Deed dated July 27, 1971 and being of record at Instrument No. Book 4523, Page 858 in the Register's Office of Davidson County, Tennessee. Virginia E. Whitmon died July 27, 2008 leaving Cecil C Whitmon as the remaining tenant by the entirety. Cecil C. Whitmon being died testate June 7, 2011 and his will was probated at Docket No. 11P1226 in the Probate Court of Davidson County, Tennessee.

**Sellers warrant that this property has not been used as their primary residence.*

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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 4300, Page 61 and Book 4432, Page 608 in said Register's Office, Tennessee; 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Cecilia Stanford
Cecilia Stanford

Denise Wilson by Cecilia Stanford attorney in fact
Denise Wilson, by Cecilia Stanford,
Attorney In Fact

Cecil Whitmon Sr by Cecilia Stanford attorney in fact
Cecil Whitmon, Jr., by Cecilia Stanford, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Cecilia Stanford, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of August, 2017.

Notary Public

My Commission Expires: 7.5.2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Memorie White, a Notary Public, in and for said State and County, Cecilia Stanford, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Denise Wilson and Cecil Whitmon, Jr. and acknowledged that he executed the same as the free act and deed of the said Denise Wilson and Cecil Whitmon, Jr..

WITNESS my hand and official seal at office this 24th day of August, 2017.

Notary Public

My Commission Expires: 7.5.2021

Property Owner & Address: Annie R Kinzer

4234 Eatons Creek
Nashville, TN 37218

Tax Parcel No 05814004600

Property Address: 4234 Eatons Creek Rd
Nashville, TN 37218

MAIL TAX BILLS TO: owner at property address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $200,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 24th day of August, 2017.

Notary Public

Correct 7.5.2021

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019