WARRANTY DEED

Return to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

File No.: AGL-17-188

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/17/19 (AFFIX SEAL)

REMNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laurie Ann Miller	New Owner	10401012300
(NAME)	(NAME)	
188 Chamberlin Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **KIRTLEY WHITTINGTON,** married **AND JAMES R. WHITTINGTON,** unmarried, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **LAURIE ANN MILLER, UNMARRIED WOMAN,,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE,** described as follows, to-wit:

Land in Davidson County, Tennessee, being a part of Lot No. 37 of Block 26 on the Plan of the Subdivision of Plummer Place, of record in Book 161, Page 39, Register's Office for Davidson County, Tennessee, and shown as Lot Marked "Condra" on the Revised Plan of Valley View Subdivision, Section One, of record in Book 2331, Page 88, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 37, which is a corner lot, fronts 122.86 feet on the Southerly margin of Sentinel Drive and fronts 28.8 feet on the Easterly margin of Chamberlain Street, also known as Chamberlin Street, said frontages being joined by a curve having a length of 42.32 feet, and extends back 150 feet on the Southerly line and 21.1 feet on the Easterly line to a point of intersection.

Being the same property conveyed to Kirtley Whittington and James R. Whittington by Warranty Deed from Robert M. Smith and wife Crystal F. Smith, recorded on the 4th day of October, 2016 in Instrument No. 20161004-0104376, in the Register's Office of Davidson County, Tennessee.

THIS IS NOT THE HOMESTEAD OR PRINCIPAL RESIDENCE OF THE GRANTORS.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 188 Chamberlin Street, Nashville, TN 37209
(House Number) (Street) (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 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.

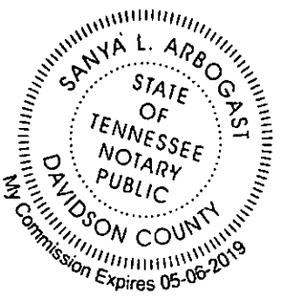
Bill Garrett Davidson County
Batch# 15472 DEEDWARR
10/19/2017 01:39:19 PM 2 pgs
Fees: $13.00 Taxes: $2,331.00

20171019-0107216

Witness my/our hand(s) this 12th day of October, 2017.

Kirtley Whittington

James R. Whittington

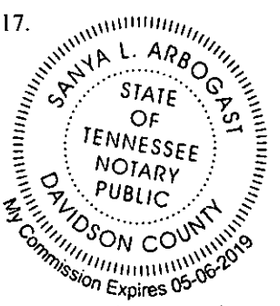


STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kirtley Whittington and James R. Whittington, the within named bargainor, 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 and official seal, this the 12th day of October, 2017.

Notary Public
My Commission Expires: 5/6/19



RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171