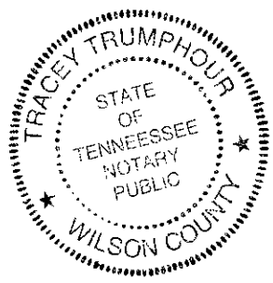
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2017.

Notary Public

MY COMMISSION EXPIRES: 3.17.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Whit Hollingshead	Finworth Mortgage LLC, an InsBank Company	095050B16000CO
(NAME)	(NAME)	
2120 Lebanon Pike, Apartment 78	2106 Crestmoor Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 27483 **DEEDWARR**
11/17/2017 02:44:46 PM 2 pgs
Fees: $13.00 Taxes: $629.00

20171117-0118476

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, **Gina L. Blankenship n/k/a Gina Werner, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Whit Hollingshead, a single man**, hereinafter called the GRANTEE (S), his heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Unit No. 78 on the Master Deed of Easthaven Townhomes as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010806-0083543, as amended in Instrument No. 20020709-0082357 and further amended in Instrument No. 20040419-0043570, said Register's Office for Davidson County, Tennessee, to which master deed of reference is made for a more complete description thereof.

Being the same property conveyed to Gina L. Blankenship, married (now known as Gina Werner) by Warranty Deed from R. J. York Homes, LLC dated 10/28/2004, recorded 11/02/2004, of record in Instrument No. 20041102-0131961, in the Register's Office for Davidson County, Tennessee. This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

This conveyance is subject to: Taxes for 2017 and subsequent years, a lien not yet due and payable; Covenants, conditions, easements and restrictions of record in Instrument No. 20010806-0083543, Amendment to Declaration of record in Instrument No. 20020709-0082357, Amendment to Restriction of record in Instrument No. 20040419-0043570, Deed of Easement of record in Instrument No. 20031007-0147962; Easement contained in Davidson County Warranty Deed of record in Book 1163, Page 638 and Book 1207, Page 513; Easement contained in Warranty Deed of record in Instrument No. 20010629-0068908; Agreement for Dedication of Easement of record in Instrument No. 20040319-0031672; Charter of record in Instrument No. 20010806-0083542 and Instrument No. 20020709-0082356; Quit Claim Deed of record in Instrument No. 20020709-0082358, and re-recorded Quitclaim Deed of record in Instrument No. 20020710-0083021, in the Register's Office for Davidson County, Tennessee; Easement for the flow of Mill Creek, as much as thereon may flow, from time to time.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2120 Lebanon Pike, Apartment 78, Nashville, TN 37210
(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 GRANTEE(S), his heirs and/or 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), his heirs and/or 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 hand this 15th day of November, 2017.

Gina Werner

Gina Werner

State of Tennessee
County of Wilson

Personally appeared before me Gina Werner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of November, 2017.

Tracey Trumphour

Notary Public
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122