Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $290,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of December, 2017.

Notary Public
My commission expires:

JORDAN T. MYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

04-1711-56684

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Timothy D. Enders	Timothy D. Enders	126-15-0-A-005.00
		CO
8016 Settlers Way	8016 Settlers Way	
Nashville TN 37221	Nashville, TN 37221	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Holly M. Whitmire and Matthew C. Whitmire, wife and husband**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Timothy David Enders and Sarah Amanda Enders, husband and wife**, hereinafter called the Grantees, their successors 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 Lot No. 5, on the Plan of Phase One, Boone Trace at Biltmore, of record in Book 7900, Page 667, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Holly M. Williams, unmarried and Matthew C. Whitmire, unmarried by deed from Joseph L. Culver and wife, Karen A. Culver, dated March 31, 2015, recorded April 6, 2015, of record in Instrument No. 20150406-0029286, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Holly M. Whitmire and Matthew C. Whitmire, wife and husband by Quitclaim Deed from Holly M. Whitmire who acquired title as Holly M. Williams, unmarried and Matthew C. Whitmire, unmarried, dated September 29, 2016, recorded November 3, 2016, of record in Instrument No. 20161103-0116198, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 8016 Settlers Way, Nashville, TN 37221.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Bill Garrett Davidson County
Batch# 44516 DEEDWARR
01/04/2018 12:25:28 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20180104-0001378

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM KV 178016B

WITNESS my hand this 29th day of December, 2017.

Holly M. Whitmire

Matthew C. Whitmire

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Holly M. Whitmire and Matthew C. Whitmire**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 29th day of December, 2017.

Notary Public

TONJA COX
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 31, 2020

My Commission expires: 3/31/20