Record + Return to:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-1547

Bill Garrett Davidson County
Batch# 77193 DEEDWARR
04/09/2018 09:27:37 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20180409-0032983

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of March, 2018

Notary Public
My Commission Expires: 3/21/20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lori A. Whitten and Alan B. Whitten 509 Stacy Square Terrace Nashville, TN 37221	Fairway Independent Mortgage Corporation 4201 Marsh Lane Carrollton, TX 75007	128-06-0A-509.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), 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, **Mary D. Gordon, unmarried and James Nauert, unmarried, as joint tenants with rights of survivorship**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Lori A. Whitten and Alan B. Whitten, wife and husband**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium townhome situated in Davidson County, Tennessee, being Unit 509, Lot 6-B of the Stacy Square Townhomes II Condominiums, as shown by a map of record in Plat Book 6250, page 159; as amended in Exhibit to the Master Deed & By-Laws of record in Book 6497, page 700; as amended in Book 8117, page 901, in the Register's Office of Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Stacy Square Townhomes II Condominiums provided in said Master Deed, together with the By-Laws appended thereto, the aforementioned plan of record and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Mary D. Gordon, unmarried and James Nauert, unmarried, as joint tenants with rights of survivorship by Warranty Deed from Thomas W. Kenyon, unmarried, dated December 10, 2014, recorded December 15, 2014, of record in Instrument No. 20141215-0114254, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **509 Stacy Square Terrace, Nashville, TN 37221.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of March, 2018.

GRANTOR:

James M. Nauert

James Nauert

Mary D. Gordon

Mary D. Gordon

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Nauert and Mary D. Gordon, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of March, 2018.

Rachel Marie Collins

Notary Public
My Commission expires: 3-21-20

