Name and Address of New Owner:
Nicholas A. Hiter and Angie Rhiannon Hiter
2216 Bryce Cove
Nashville, TN 37211

Send Tax Bills To:
Nicholas A. Hiter and Angie Rhiannon Hiter
2216 Bryce Cove
Nashville, TN 37211

This Instrument Prepared By:
Ginger Bone
Blueprint Title TN
4521 Trousdale Drive
Nashville, TN 37204

Map & Parcel No: 172-15-0A-191.00-C

Bill Garrett Davidson County
Batch# 124982 DEEDWARR
08/06/2018 03:02:30 PM 4 pgs
Fees: $23.00 Taxes: $980.50
20180806-0077205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **John T. Whitney and Isabel Whitney, husband and wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nicholas A. Hiter and Angie Rhiannon Hiter, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 139 on the Plan of Hold Woods, Section Eleven, as of record in Plat Book 9700, page 408, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to John T. Whitney and wife, Isabel Whitney by deed from Morris Alan Grimes and wife, Melissa Crace Grimes of record in Instrument No. 20070403-0039573, Register's Office for Davidson County, Tennessee.

This improved property is known as: 2216 Bryce Cove, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of August, 2018.

_____ (SEAL)
John T. Whitney

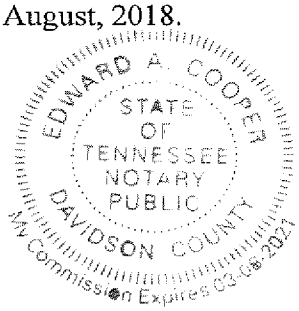
_____ (SEAL)
Isabel Whitney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of August, 2018, before me personally appeared John T. Whitney and Isabel Whitney, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 3rd day of August, 2018.

_____
Notary Signature
My commission expires:



AFFIDAVIT OF VALUE

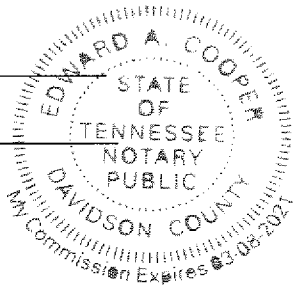
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $265,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
3rd day of August, 2018.

Notary Public
My commission expires:
File No. 2018-315



True Copy Certification

I, STEVE BERNEMAN, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Amy Nichole Bagwell, a notary public for this county and state, Steve Berneman who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amy Nichole Bagwell

Notary's Signature

AMY NICHOLE BAGWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

My Commission Expires: 10/03/18

Notary's Seal (if on paper)