Karen Y Johnson Davidson County
Batch# 139171 **DEEDWARR**
09/11/2018 11:20:03 AM 2 pgs
Fees: $13.00 Taxes: $499.50

20180911-0089927

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $135,000.00.

Elaine C. Williams
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 6th day of September, 2018.

My commission expires: 1-24-22

NOTARY PUBLIC

ELAINE MORRIS
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Daniel F. Whitmer (NAME)	CMG (NAME)	093160359.00
83 Donelson Street (ADDRESS)	3160 Crow Canyon Rd #400 (ADDRESS)	
Nashville, TN 37210	San Ramon CA 94583	

Warranty Deed

For and in Consideration of the sum of $135,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Evangelina Pedraza, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Daniel F. Whitmer, an unmarried man,** hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, being the S ½ of Lot No. 8, Block "C" on the Plan of The Hermitage Addition to Nashville, as of record in Plat Book 57, Page 43, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Evangelina Pedroza, an unmarried woman by deed from James C. Johnson, an unmarried man, of record in Instrument No. 20061121-0144329, said Register's Office.

The said Evangelina Pedroza being one in the same as Evangelina Pedraza.

This property is __unimproved _X_improved property known as: 83 Donelson Street, Nashville, TN 37210.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the

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premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 6th day of September, 2018.

Evangelina Pedraza

STATE OF North Carolina
COUNTY OF Wake

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Evangelina Pedraza, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of September, 2018.

Notary Public
My Commission Expires: Jan 07, 2023

ANA WAGNER
Notary Public, North Carolina
Orange County
My Commission Expires
January 07, 2023

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122