WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of September, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Kirtley Whittington	Kirtley Whittington	092 08 0 091.00
(NAME)	(NAME)	
513 Dr DB Todd Jr Blvd	513 Dr. DB Todd Jr. Blvd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Danielle C. Battle, an unmarried woman and Anthony D. Battle, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kirtley Whittington, a married man**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 28 on the Plat of the Power Property, as of record in Book 421, page 65, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 80 feet on the westerly side of Eighteenth Avenue, North in the City of Nashville, and back 135 feet on the southerly line and 121 feet on the northerly line to an alley, and measures 50 feet on said alley, and is bounded on the north by another alley.

Being the same property conveyed to Danielle C. Battle, a married woman and Anthony D. Battle, her husband by Warranty Deed from Jackie Hatcher and Lee Santiago dated March 9, 2007 and recorded March 13, 2007 as Instrument No. 20070313-0030833, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Karen Y Johnson Davidson County
Batch# 147965 DEEDWARR
10/02/2018 12:31:30 PM 2 pgs
Fees: $13.00 Taxes: $740.00
20181002-0097692

File Number: GRN-186789SSO

unimproved ☐

This is improved ☒ property, known as 513 Dr Db Todd Jr Blvd, Nashville, TN 37204

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, has 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. 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 our hands this 28 day of September, 2018

Danielle C. Battle

Anthony D. Battle

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Danielle C. Battle, an unmarried woman and Anthony D. Battle, an unmarried man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of September, 2018.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Comm. Expires
July 6, 2020

True Copy Certification

I, Penny U Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: GRN-186789SSO