This instrument prepared by & return to:

Eric W. Sitler
Attorney at Law
110 Sanders Ferry Road, #8
Hendersonville, TN 37075

Karen Y Johnson Davidson County
Batch# 154037 DEEDWARR
10/25/2018 10:51:22 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20181025-0105802

WARRANTY DEED

THIS INDENTURE made and entered into this 23 day of October, 2018, by and between **George T. Whitus n/k/a Estate of George Thomas Whitus**, by and through the Administratrix of the Estate, Donna Gorman Craig as appointed by the Will and Order of the Probate Court for Davidson County, TN of record as Docket No. 18P1741, party of the first part, and **Joe A. Whitus**, party of the second part.

WITNESS: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, of record in **Book 5155, Page 213** Register's Office for Davidson County, Tennessee, being Lot No. 38 on the Plan of Charlotte Park, Section I, as of record in **Book 2663, Pages 2, 3, 4, 5 and 6** described as follows:

Said lot 38 fronts 75 feet on the southwesterly side of American Road and runs back 145 feet on the northwesterly line and 147 feet on the southeasterly line, to a dead line, measuring 65.3 feet.

Being the same property conveyed to George T. Whitus and wife, Brenda Whitus, by deed from Cuba Columbus Rogers, Jr., and wife, Doris Lucille Rogers, of record in Book 5155, page 213, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions in Book 2591, Page 274 and in Book 2638, Page 490.

Brenda Whitus died on May 23, 2008 and husband, **George T. Whitus** died on October 2, 2018. George T. Whitus succeeded as fee simple owner in the above mentioned real property upon the death of Brenda Whitus.

Therefore, **George T. Whitus n/k/a Estate of George Thomas Whitus** is the owner, fee simple, of the above-described real property, to have and to hold with the appurtenances, estate, title and interest thereto belonging to the said **George T. Whitus n/k/a Estate of**

George Thomas Whitus, heirs and assigns.

This is improved property, known as **541 American Road, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), their heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2018 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

This instrument is executed on behalf of George T. Whitus n/k/a Estate of George Thomas Whitus by Donna Gorman Craig as the Administratrix pursuant to the Will and Court Order of record as Docket No. 18P1741 in the Probate Court for Davidson County, Tennessee.

WITNESS the signature of the party of the first part the day and year first above written.

Donna Gorman Craig

George T. Whitus n/k/a Estate of George Thomas Whitus
by Donna Gorman Craig, Administratrix

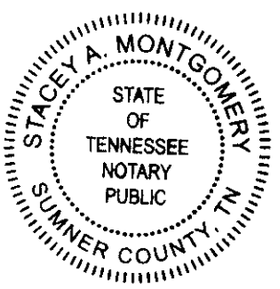
STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, Donna Gorman Craig, 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 at Nashville, Tennessee, this 23 day of October, 2018.

Stacey A. Montgomery
Notary Public

My Commission Expires: 8-20-19



Property Owner & Address:

Joe A. Whitus

541 American Road
Nashville, TN 37209

Tax Map & Parcel No. 090 16 0 044.00

MAIL TAX BILLS TO:

Joe A. Whitus
5164 Roxborough Drive
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $~~175,000.00~~ which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 23 day of October, 2018.

Stacey A. Montgomery
Notary Public

My Commission Expires: 8-20-19

STACEY A. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN