KASEY KELCHNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 12-20-2020

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of October, 2018

Notary Public

MY COMMISSION EXPIRES. _____

(AFFIX SEAL)

#1353 Return To:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Whitworth Real Estate, LLC	NEW OWNER	150-07-0-459
(NAME)	(NAME)	
5282 MURFREESBORO RD LAVERGNE TN 37086		
(ADDRESS)	(ADDRESS)	
, TN		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **David River,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Whitworth Real Estate, LLC,** 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:

Lot No. 61B on the Plan of Lakeshore Woods, Section Three (3) a subdivision of record located in Davidson County, Tennessee as recorded in Book 6250, page 375 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to David River, by deed of record in Instrument No. 20120430-0036365, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 3388 Oak Trees Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Karen Y Johnson Davidson County
Batch# 156134 **DEEDWARR**
11/02/2018 10:30:21 AM 2 pgs
Fees: $13.00 Taxes: $370.00

20181102-0108777

Witness my/our hands this 26th day of October, 2018.

David River

State of Tennessee
County of Sumner

Personally appeared before me David River, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of October, 2018.

Notary Public
My Commission Expires: _____

File No.: 13534

VICTOR HAZELWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-24-2022