Warranty Deed

Karen Y Johnson Davidson County
Batch# 179471 DEEDWARR
01/02/2019 10:13:07 AM 2 pgs
Fees: $13.00 Taxes: $1,433.75
20190102-0000166

April G. Nichols State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $387,500.00

Affiant

Subscribed and sworn to before me, this the 28th day of December, 2018.

Notary Public

My commission expires: 12-30-2019

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jeffrey K. Jackson Mary Katherine Feldhaus	NEW OWNER	
825 South Douglas Avenue		105140A00600CO
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DUSTIN WHITTIER, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY K. JACKSON AND MARY KATHERINE FELDHAUS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 825 in Waverly Place II Townhomes, a Private Element Horizontal Property Regime, located on Elliott Avenue and South Douglas Avenue in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, Restrictions and By-Laws for Waverly Place II Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040909-0109214, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property co-owners and tenants of Waverly Place II Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument No. 20040909-0109214, and By-Laws appended thereto, said Register's Office are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Dustin Whittier by Warranty deed from Bethany Haynie, unmarried of record in Instrument No. 20060303-0025084 Register's Office for Davidson County, Tennessee, dated March 2, 2006 and recorded on March 3, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 825 South Douglas Avenue, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of December, 2018.

Dustin Whittier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dustin Whittier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of December, 2018.

Notary Public

My Commission Expires: 5-2-22

