Karen Johnson Davidson County
Batch# 207518 DEEDWARR
03/19/2019 10:40:34 AM 2 pgs
Fees: $13.00 Taxes: $1,109.63
20190319-0024858

WARRANTY DEED

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $299,900.00.

Affiant

Subscribed and sworn to before me this 18 day of March, 20__.

Notary Public
My Commission expires: 8-20-2019
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jamison Rowe Addison Nunes	Capstar Bank	104-05-0-419.00
106B 38th Avenue North	2002 Richard Jones Road Suite A300	
Nashville, TN 37209	Nashville, TN 37215	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Lanie Brooks Whittington and husband Kirtley Whittington**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jamison Rowe, an unmarried man and Addison Nunes, an unmarried woman as tenants in common with right of survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 115-B, ZONE LOT DIVISION, LOT 115, WEST GROVE, as shown on plat of record in Plat Book 421, Page 109 and Plat Book 6250, Page 915, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lanie Brooks Whittington and husband Kirtley Whittington from Richard F. Bryan, unmarried by Warranty Deed on July 15, 2014, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 and subsequent years, plus any penalties and interest which may accrue but are not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 421, Pages 85 and 109, as amended in Plat Book 6250, Page 915, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Plat Book 6250, Page 915, Register's Office for Davidson County, Tennessee.

This is improved property known as: **106B 38th Avenue North, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 18, 2019.

Lanie Brooks Whittington

Kirtley Whittington

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lanie Brooks Whittington and Kirtley Whittington** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 18, 2019

Notary Public

My commission expires 11-8-21

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY