WARRANTY DEED

Karen Johnson Davidson County
Batch# 221870 DEEDWARR
04/25/2019 09:02:30 AM 4 pgs
Fees: $23.00 Taxes: $520.66
20190425-0037993

MST 2019-0398

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,719.53

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF April, 2019

Notary Public

MY COMMISSION EXPIRES: 5-27-2019 (AFFIX SEAL)

Amelia Swanson Notary Public State of Tennessee Williamson County

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andy S. Whitaker and Patricia	Bank of England	082-04-0-067.00
(NAME)	(NAME)	
1111 North 8th Street	5 Statehouse Plaza, #500	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Little Rock, AR 72201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, , HEREINAFTER CALLED THE GRANTORS, **Andy S. Whitaker (A Married Person), Felicia J. Whitaker(A Single Person), and Frederick E. Whitaker (A Married Person), Marilyn Williams(A Married Person) and Cecilia Joyner (A Married Person),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andy S. Whitaker and Patrice M. Whitaker, husband and wife,** 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:

Land in Davidson County, Tennessee, being the northerly 1.5 feet of Lot No. 312 and all of Lot Nos. 313 and 314 on the Plan of Oakwood Park of record in Plat Book 421, Page 12, in the Register's Office for Davidson County, Tennessee.

Said portion of Lot No. 312 and all of Lot Nos. 313 and 314 front together 63.5 feet on the easterly side of North 8th Street and extend back between parallel lines 165 feet to an alley, measuring 63.5 feet thereon.

Being the same property conveyed to Eugene Whitaker and wife, Hattie M. Whitaker by Warranty Deed from Landis W. Moore and wife, Virgie E. Moore of record in Book 3644, Page 215, Register's Office for Davidson County, Tennessee, dated October 25, 1963 and recorded on October 25, 1963. The said Eugene Whitaker died on or about May 11, 2015, leaving Hattie M. Whitaker as tenant by the entirety.

Being the same property conveyed to Hattie M. Whitaker (Widow) and Andy (A Married Person) by Quitclaim Deed from Hattie M. Whitaker (Widow) of record in Instrument No. 20150901-0088704 Register's Office for Davidson County, Tennessee, dated August 18, 2015 and recorded on September 1, 2015.

The said Hattie M. Whitaker having since died on or about May 23, 2016. See Affidavit of Heirship of record in Instrument No 201904250037992 referencing Andy S. Whitaker (A Married Person), Felicia J. Whitaker(A Single Person), and Frederick Whitaker (A Married Person), Marilyn Williams(A Married Person) and and Cecilia Joyner (A Married Person), as her heirs-at-law for her portion of the subject property, in said Register's Office.

(NOTE: No Probate has been opened in Davidson County)

Being the same property conveyed to Andy S. Whitaker (A married person) by Quitclaim Deed from Andy S. Whitaker (A married person) of record in Instrument No. 20160823-0087999 Register's Office for Davidson County, Tennessee, dated July 31, 2016 and recorded on August 23, 2016.

Being the same property conveyed to Andy S. Whitaker (A Married Person), Felicia J. Whitaker (A Single Person), Frederick E. Whitaker (A Married Person), Marilyn Williams (A Married Person) and Cecilia W. Joyner (A Married Person) by Quitclaim Deed from Andy S. Whitaker (A Married Person) of record in Instrument No. 20181008-0099606, Register's Office for Davidson County, Tennessee, dated October 4, 2018 and recorded on October 8, 2018.

Being also known as 1111 North 8th Street Nashville, Tennessee 37207.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, ALTA 8.1 and 9 Endorsement will be added to the Mortgage Loan Policy. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment. Taxes for the year 2019, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 421, Page 12, Register's Office for Davidson County, Tennessee. Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts a correct survey would show.

This property, known as 1111 North 8th Street, Nashville, TN 37207

(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.

Witness my/our hand(s) this 17 DAY OF April, 2019.

STATE OF Tennessee
COUNTY OF Davidson

Andy S. Whitaker

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Andy S. Whitaker,** with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17 day of April, 2019.

Notary Public
My Commission Expires: 5-27-2019

Amelia Swanson State of Tennessee Notary Public Williamson County

Witness my/our hand(s) this 17 DAY OF April, 2019.

STATE OF Tennessee
COUNTY OF Davidson

Felicia J. Whitaker

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Felicia J. Whitaker,** with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17 day of April, 2019.

Notary Public
My Commission Expires: 5-27-2019

Amelia Swanson State of Tennessee Notary Public Williamson County

Witness my/our hand(s) this 17 DAY OF April, 2019.

STATE OF Tennessee
COUNTY OF Davidson

Frederick E. Whitaker

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Frederick E. Whitaker,** with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17 day of April, 2019.

Notary Public
My Commission Expires: 5-27-2019

Amelia Swanson State of Tennessee Notary Public Williamson County

Witness my/our hand(s) this 17 DAY OF April, 2019.

STATE OF Tennessee
COUNTY OF Davidson

Marilyn Williams
Marilyn Williams

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Marilyn Williams**, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17 day of April, 2019.

Notary Public
My Commission Expires: 5-27-2017

Amelia Swanson State of Tennessee Notary Public Williamson County

Witness my/our hand(s) this 17 DAY OF April, 2019.

STATE OF Tennessee
COUNTY OF Davidson

Cecilia W. Joyner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cecilia W. Joyner**, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17 day of April, 2019.

Notary Public
My Commission Expires: 5-27-2017

Amelia Swanson State of Tennessee Notary Public Williamson County

True Copy Certification

I, Yvette Meldrum, 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 – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 5-30-21

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-30-2021