Karen Johnson Davidson County
Batch# 231077 DEEDWARR
05/16/2019 02:52:30 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20190516-0046382

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $310,000.00.

Ashley Noffsinger
Affiant

Subscribed and sworn before me this the 14th day of May, 2019.

Anne Marie Angel
Notary Public
My commission expires: 3/8/2021

Anne Marie Angel
State of Tennessee
Notary Public
Davidson County

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Timothy Giarra 616 Durrett Dr. Nashville, TN 37211	Movement Mortgage, LLC 8024 Calvin Hall Rd. Indian Land, SC 29707	147-10-0 161.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CLAY WHITAKER AND ELIZABETH WHITAKER, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to TIMOTHY GIARRA AND CALEIGH GIARRA, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 16, WHISPERING HILLS, SECTION 1, as shown on plat of record in Plat Book 2331, Pages 82-84, 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 Clay Whitaker and Elizabeth Whitaker, husband and wife, by deed from Elizabeth Flatt now known as Elizabeth Whitaker, dated 07/18/2016, of record in Instrument No. 20160719-0073950, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 616 Durrett Dr., Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

EW

Witness my hand this the 14th day of May. 2019.

Clay Whitaker

Elizabeth Whitaker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Clay Whitaker and Elizabeth Whitaker, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of May, 2019.

My commission expires:

9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)