THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 ~~Record & Return To:~~ First Title & Escrow Co., Inc. FTEC File No. 34802-05-2019	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $540,000.00. Affiant Subscribed and sworn to before me this 30th day of May, 2019. Notary Public My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-02-2020

Karen Johnson Davidson County
Batch# 237399 DEEDWARR
05/31/2019 02:40:30 PM 4 pgs
Fees: $23.00 Taxes: $1,998.00
20190531-0052072

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Hillary G. Johnson Whitaker S. Elledge 3830 Moss Rose Drive Nashville, TN 37216	New owner	Map and Parcel No.: 073 05 0 090 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Adam W. Stubblefield and Lindsey M. Whatley,** husband and wife ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Hillary G. Johnson,** unmarried **and Whitaker S. Elledge,** unmarried ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3830 Moss Rose Drive, Nashville, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantors covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of May, 2019.

Adam W. Stubblefield by Lindsey M. Whatley, atty in fact

Adam W. Stubblefield, by Lindsey M. Whatley,
his attorney-in-fact

Lindsey M Whatley

Lindsey M. Whatley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lindsey M. Whatley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of May, 2019.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public

My Commission Expires:
10-7-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lindsey M. Whatley, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Adam W. Stubblefield, and she is authorized by Adam W. Stubblefield to execute this instrument on his behalf.

Witness my hand and seal, at office, this 30th day of May, 2019.

Notary Public

My Commission Expires:
10-7-2019

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Riverwood Lake Subdivision, of record in Plat Book 974, page 44, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Adam W. Stubblefield and Lindsey M. Whatley, by deed dated June 21, 2013 from Kimberly S. Hodde, an unmarried woman, of record in Instrument No. 20130624-0064380, Register's Office for Davidson County, Tennessee. Lindsey M. Whatley, having since married and is now known as Lindsey W. Stubblefield.

This conveyance is made subject to:

1. State and County taxes for the year 2019, a lien, but not yet due and payable that have been prorated and assumed by Grantees. Map and Parcel No. 073 05 0 090 00.
2. All matters appearing on the Plan of record as Book 974, page 44, Register's Office for Davidson County, Tennessee.

Returned

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A. Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)