WARRANTY DEED

Karen Johnson Davidson County
Batch# 240897 DEEDWARR
06/10/2019 10:35:19 AM 2 pgs
Fees: $13.00 Taxes: $998.63

20190610-0055229

ELIZABETH LEVSEN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 10-23-2019

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 10/23/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Adam Christopher Milner	Bank of America	090-16-0-044.00
(NAME)	(NAME)	
541 American Road	4500 Amon Carter Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Ft. Worth TX 76155	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 Joe A. Whitus, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Adam Christopher Milner, unmarried hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 38 on the plan of Charlotte Park, Section I, as of record in Book 2663, Pages 2, 3, 4, 5 and 6 described as follows:

Said Lot 38 fronts 75 feet on the Southwesterly side of American Road and runs back 145 feet on the Northwesterly line and 147 feet on the Southeasterly line, to a dead line, measuring 65.3 feet.

Being the same property conveyed to George T. Whitus and wife Brenda Whitus by Warranty Deed from Cuba Columbus Rogers Jr. and wife Doris Lucille Rogers dated 06/01/1977 and recorded in Book 5155, Page 213 Register's Office of Davidson County, Tennessee

The said Brenda Whitus died leaving George T. Whitus the sole surviving tenant by the entirety

The said George T. Whitus died on 10/02/2018 leaving the said Donna Gorman Craig as Executrix and Joe A. Whitus as his sole heir as evidence in No.18P1741 Probate Court of Davidson County, Tennessee

Being the same property conveyed to Joe A. Whitus by Warranty Deed from Donna Gorman Craig , executrix of the Estate of George T. Whitus dated 10/23/2018 and recorded in Instrument No. 20181025-0105802, Register's Office of Davidson County, Tennessee

Donna Gorman Craig executed this instrument of behalf of Joe A. Whitus pursuant to a Power of Attorney of record in Instrument Number 20190529-0050386, Register's Office, Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 541 American Road, Nashville, TN 37209

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 7th day of June, 2019.

Joe A. Whitus by Donna Gorman Craig, Attorney in Fact

Joe A. Whitus by Donna Gorman Craig, Attorney in Fact

State of Tennessee
County of Sumner

On this 7th day of June, 2019, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Donna Gorman Craig, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Joe A. Whitus, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument Number 20190529-0050386, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 7th day of June, 2019.

Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019