This Instrument Prepared By:
K. Brian Hay, Attorney at Law
104 W. 6th Street, Ste. 200
Columbia, TN 38401

Karen Johnson Davidson County
Batch# 245340 **DEEDWARR**
06/19/2019 11:03:42 AM 2 pgs
Fees: $13.00 Taxes: $1,006.40
20190619-0059006

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes
Clayton Rush Zoellner	Same as owner
932 Fallview Trail	
Nashville, TN 37211	

WARRANTY DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Andrew D. Whittaker (incorrectly spelled "Whitaker" in prior deed) and Jennifer L. Whittaker (incorrectly spelled "Whitaker" in prior deed)** *(herein called "Grantor")*, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto **Clayton Rush Zoellner, unmarried man** *(herein called "Grantee")* the following described property situated and located in Davidson County, Tennessee, to wit:

Land Situated in Davidson County, State of Tennessee, described as follows to-wit: Being Lot No. 320 on the Plan of Bradford Hills, Section Two, of record in Plat Book 7900, Page 117, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Andrew D. Whitaker and Jennifer L. Whitaker, husband and wife by Warranty Deed from Gary Scott Grissom and wife, Candace W. Grissom, recorded on the 26th day of May, 2015 in Instrument No. 20150526-0047938, in the Register's Office of Davidson County, Tennessee.

Tax Parcel #172120A05800CO

The property description used herein above is the same as contained in the last deed of reference and no new boundary survey is available.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except for easements and restrictions, if any, appearing in the Davidson County, Tennessee Register of Deeds office; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 17 day of June, 2019.

GRANTOR:

Andrew D. Whittaker

Jennifer L. Whittaker

STATE OF TENNESSEE

COUNTY OF MAURY

Before me, the undersigned, a Notary Public of the County and State first above written, personally appeared **Andrew D. Whittaker and Jennifer L. Whittaker**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained.

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

Notary Public
My Commission Expires:

(SEAL)

TERESA J. SMITH
State of Tennessee Notary Public
MAURY COUNTY
MY COMMISSION EXPIRES AUGUST 23, 2021

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is **$272,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 17 day of June, 2019.

Notary Public
My Commission Expires: _____

(SEAL)

TERESA J. SMITH
State of Tennessee Notary Public
MAURY COUNTY
MY COMMISSION EXPIRES AUGUST 23, 2021