Karen Johnson Davidson County
Batch# 258292 DEEDWARR
07/17/2019 02:22:48 PM 3 pgs
Fees: $18.00 Taxes: $534.65

20190717-0070025

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,500.00

Affiant

Subscribed and sworn to before me, this 15TH DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	MAP-PARCEL NUMBER
David Matthew Warren and Sarah Elissa Warren husband and wife	Renasant Bank	
8280 Ellis Drive (ADDRESS)	2001 Park Place N. #650 (ADDRESS)	008-000-038.00
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Birmingham, AL 35203 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Tausha Tobitt and Ronald Steven Whitaker, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David Matthew Warren and Sarah Elissa Warren husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

PROPERTY DESCRIPTION
TAX MAP 80, PARCEL 38
JOELTON, DAVIDSON COUNTY, TENNESSEE

BEING A PARCEL OF LAND LYING IN THE FIRST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, SAID PARCEL BEING OWNED BY RONALD STEPHEN WHITAKER (LE) TAUSHA WHITAKER AS OF RECORD IN INSTRUMENT NO. 20090825-0079958, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A CONCRETE MONUMENT DISTURED SITUATED IN THE NORTHERLY RIGHT OF WAY LINE OF ELLIS DRIVE (50' PUBLIC ROW), SAID MONUMENT BEING THE SOUTHWEST CORNER OF THE RONALD STEPHEN WHITAKER (LE) BILLY WHITAKER PROPERTY AS OF RECORD IN INSTRUMENT NO. 20090825-0079960, R.O.D.C., TN., SAID MONUMENT BEING THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED HEREIN:

THENCE, WITH THE SAID NORTHERLY RIGHT OF WAY LINE OF ELLIS DRIVE, NORTH 82 DEG 13 MIN 44 SEC WEST, 200.00 FEET TO AN IRON PIN NEW, SAID PIN BEING A CORNER COMMON WITH THE TIMOTHY W. & JACQUELINE HOLLINGSWORTH PROPERTY AS OF RECORD IN INSTRUMENT NO. 20040513-0056315, R.O.D.C., TN.,

THENCE, WITH THE SAID HOLLINGSWORTH PROPERTY, THE FOLLOWING BEARINGS AND DISTANCES
THENCE, NORTH 06 DEG 39 MIN 55 SEC WEST, 600.00 FEET TO AN IRON PIN SET, SAID PIN IS LOCATED AT A 1" PIPE OLD AND RAILROAD TIE THAT HAVE BEEN DISTURBED AND FENCE INTERSECTION.
THENCE, SOUTH 81 DEG 28 MIN 19 SEC EAST, 200.00 FEET TO AN IRON PIN SET, SAID PIN BEING LOCATED NORTH 81 DEG 28 MIN 19 SEC WEST, 200.00 FEET FROM A 1" PIPE OLD LOCATED AT A VERTICAL RAILROAD TIE AND FENCE INTERSECTION, SAID PIN ALSO BEING THE NORTHWEST CORNER OF THE SAID WHITAKER PROPERTY AND BEING THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED HEREIN;

THENCE, WITH THE SAID WHITAKER PROPERTY, SOUTH 06 DEG 43 MIN 48 SEC EAST, 597.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 115,744 SQUARE FEET OR 2.657 ACRES, MORE OF LESS

BEING THE SAME PROPERTY CONVEYED TO JAMES WHITAKER AND WIFE, MABEL WHITAKER BY INSTALLMENT DEED FROM F. A. DICKERSON AND WIFE, FRANCES DICKERSON, DATED OCTOBER 8, 1964, RECORDED NOVEMBER 5, 1964, OF RECORD IN BOOK 3829, PAGE 501, SAID REGISTER'S

See Exhibit "A" For a boundry Survey Prepared by HFR Design dated 6/28/19

WARRANTY DEED
(Continued)

OFFICE. THE SAID JAMES WHITAKER HAS SINCE DIED. BY WARRANTY DEED DATED JUNE 4, 1980, RECORDED JUNE 6, 1980, SAID REGISTER'S OFFICE, MABLE WHITAKER, A WIDOW, CONVEYED SUBJECT PROPERTY TO HOWARD LEE WHITAKER, RONALD STEVEN WHITAKER LINDA SUE ROSE, JANICE MARIE THOMAS, KATHY ANN BARNES, KIM WYNONA WHITAKER AND ROGER ALLEN WHITAKER, RETAINING A LIFE ESTATE IN SUBJECT PROPERTY, OF RECORD IN BOOK 5609, PAGE 800, SAID REGISTER'S OFFICE. THE SAID HOWARD LEE WHITAKER, RONALD STEVEN WHITAKER LINDA SUE ROSE, JANICE MARIE THOMAS, KATHY ANN BARNES, KIM WYNONA WHITAKER AND ROGER ALLEN WHITAKER CONVEYED THEIR INTEREST IN SUBJECT PROPERTY TO RONALD STEVEN WHITAKER BY WARRANTY DEED, DATED FEBRUARY 6, 1981, RECORDED FEBRUARY 17, 1981, OF RECORD IN BOOK 5710, PAGE 939, SAID REGISTER'S OFFICE. BY QUITCLAIM DEED DATED OCTOBER 1, 1997, RECORDED OCTOBER 31, 1997, OF RECORD IN BOOK 10666, PAGE 12, SAID REGISTER'S OFFICE, MABLE WHITAKER CONVEYED HER INTEREST IN SUBJECT PROPERTY TO RONALD STEVEN WHITAKER. THE SAID RONALD STEVEN WHITAKER CONVEYED HIS INTEREST IN SUBJECT PROPERTY TO TAUSHA WHITAKER, RESERVING A LIFE ESTATE, BY QUITCLAIM DEED, DATED AUGUST 25, 2009, RECORDED AUGUST 25, 2009, OF RECORD IN INSTRUMENT NO. 20090825-0079958, SAID REGISTER'S OFFICE. TAMELLA LYNN WHITAKER CONVEYED HER INTEREST IN SUBJECT PROPERTY TO RONALD STEVEN WHITAKER, PURSUANT TO THE TERMS OF A FINAL DECREE OF DIVORCE OF RECORD IN DOCKET NO. 07D-1653 IN THE FOURTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE.

RONALD STEVEN WHITAKER JOINS IN THIS CONVEYANCE TO CONVEY HIS LIFE ESTATE.

THE SAID TAUSHA WHITTAKER IS ONE AND THE SAME AS TAUSHA TOBITT.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 8280 Ellis Drive, Joelton, TN 37080
(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 15th day of July, 2019.

Tausha Tobitt

Ronald Steven Whitaker

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tausha Tobitt and Ronald Steven Whitaker, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of July, 2019.

Notary Public

My Commission Expires: 7/3/2021

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

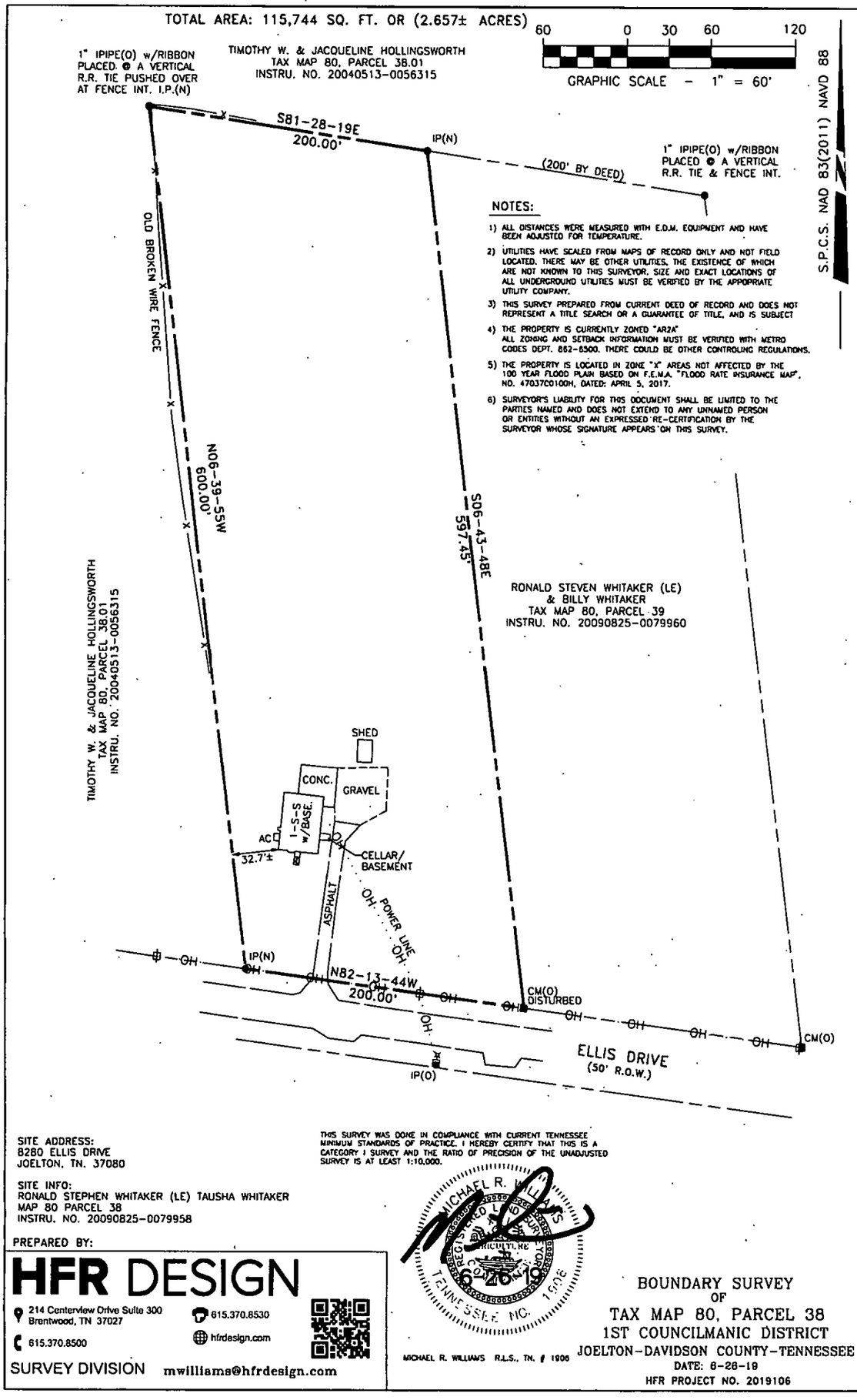
(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC

WARRANTY DEED
(Continued)

405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

Exhibit "A"



SITE ADDRESS:
8280 ELLIS DRIVE
JOELTON, TN. 37080

SITE INFO:
RONALD STEPHEN WHITAKER (LE) TAUSHA WHITAKER
MAP 80 PARCEL 38
INSTRU. NO. 20090825-0079958

THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1:10,000.

MICHAEL R. WILLIAMS
LICENSED LAND SURVEYOR
TENNESSEE NO. 1906
6-26-19

PREPARED BY:

HFR DESIGN
214 Centerview Drive Suite 300
Brentwood, TN 37027
615.370.8500
615.370.8530
hfrdesign.com
SURVEY DIVISION mwilliams@hfrdesign.com

MICHAEL R. WILLIAMS R.L.S., TN. # 1906

BOUNDARY SURVEY
OF
TAX MAP 80, PARCEL 38
1ST COUNCILMANIC DISTRICT
JOELTON-DAVIDSON COUNTY-TENNESSEE
DATE: 6-26-19
HFR PROJECT NO. 2019106