Karen Johnson Davidson County
Batch# 268489 DEEDWARR
08/08/2019 08:12:30 AM 4 pgs
Fees: $23.00 Taxes: $2,715.80
20190808-0078764

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. 34914-07-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $734,000.00. Affiant Subscribed and sworn to before me this 31st day of July, 2019. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Judith L. Gatena, Debora G. Field 319 Whitworth Way Nashville, TN 37205	First Bank 318 Seaboard Ln Ste 205 Franklin, TN 37067	Map and Parcel No.: 104 14 0 H 008 00CO

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, **William J. Staley, Jr. and Shelley Sigur**, husband and wife ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to be **Judith L. Gatena and Debora G. Field**, as joint tenants with rights of survivorship ("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 319 Whitworth Way, Nashville, TN 37205.

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

And Grantors covenant 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, Grantors have executed this instrument on the 31st day of July, 2019.

William J. Staley, Jr.

Shelley Sigur

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William J. Staley, Jr. and Shelley Sigur, 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, at office, this 31st day of July, 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. 8 on the Plan of Whitworth Phase 3, Section I, as of record in Plat Book 7900, pages 866, 867, 868, amended in Book 9582, page 834 and Surveyors Certificate of Correction in Book 10270, page 34, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William J. Staley, Jr. and Shelley Sigur, husband and wife, by deed dated June 1, 2016 from Ronald Steine, married, of record in Instrument No. 20160606-0056525, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 104 14 0 H 008 00CO.
2. Declaration of Covenants, Conditions and Restrictions for Whitworth of record in Book 8026, page 305, annexed in Book 10503, page 139, amended in Book 8282, page 45, Book 8830, page 249, Book 9778, page 27, and Instrument No. 20100615-0046543, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions for Section C of record in Book 9567, page 216, Register's Office for Davidson County, Tennessee.
4. Amended By-Laws of record in Instrument No. 20030812-0097386, Register's Office for Davidson County, Tennessee.
5. Dedication of common area to SWMA Association of record in Book 10053, page 692, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 7900, pages 866 thru 868, amended in Book 9582, page 834, and Surveyors Certificate of Correction in Book 10270, page 34, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 6900, pages 838 thru 841, Register's Office for Davidson County, Tennessee.
8. Easement for sewer of record in Book 3467, page 204 and in Book 3573, page 442, Register's Office for Davidson County, Tennessee.
9. Easement for Storm Water Maintenance System of record in Book 9736, page 221, Register's Office for Davidson County, Tennessee.
10. Easement Agreement of record in Book 9778, page 16, Register's Office for Davidson County, Tennessee.
11. Storm water detention agreement of record in Book 10633, page 334, Register's Office for Davidson County, Tennessee.
12. Designation Agreement of Declarant recorded in Book 9738, page 770, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5.2.2022

J. BRANDON MILLER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-02-2022