RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 269930 DEEDWARR
08/12/2019 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $462.50
20190812-0080188

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $125,000.00.

Affiant

Sworn to and subscribed before me this 9th day of August, 2019.

Notary Public

My Commission Expires: 03/24/2020

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

LISA G HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

(SEAL)

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Josh Black 6100 East Swift Rd. Greenbrier, TN 37073	New Owner(s)	033-01-0-010.00

This Indenture is made on the 9th day of August, 2019, by and between **DAVID M. WHITMAN, JR** ("Grantor"), and **JOSH BLACK, A MARRIED MAN** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Section Three of Plantation Estates of record in Plat Book 3700, Page 141, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 43 fronts 174 feet on the Westerly margin of Carlin Street and extends back 281.3 feet on the northerly line and 206.4 feet on the Southerly line to a dead line in the rear, measuring 256.8 feet thereon.

Being the same property conveyed to David M. Whitman and wife, Annie M. Whitman as tenants by the entirety by Warranty deed from David C. Byrd and wife, Mary Lou Byrd of record in Book 6923, page 756, Register's Office for Davidson County, Tennessee, dated July 18, 1986 and recorded on July 21, 1986.

Being the same property conveyed to David M. Whitman, Jr by Warranty deed from David M. Whitman and Spouse, Annie M. Whitman as tenants by the entirety of record in Instrument No. 20060331-0036500 Register's Office for Davidson County, Tennessee, dated March 28, 2006 and recorded on March 31, 2006.

This is improved property known as 961 Carlin Drive, Goodlettsville, TN 37072.

This conveyance is being made subject to:

1. Taxes for the year 2019 and subsequent years, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 3700, Page 141, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 4257, Page 913, in the Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7389, Page 153, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 9th day of August, 2019.

GRANTOR:

David M. Whitman, Jr

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, DAVID M. WHITMAN, JR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of August, 2019.

Notary Public

My Commission Expires: 03/24/2020

LISA G HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

TRUE COPY CERTIFICATION

I, LISA HODGES, 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.

Lisa Hodges

STATE OF TENNESSEE)

COUNTY OF ROBERTSON)

Personally appeared before me, VALERIE M. WEBB, a notary public for this county and state, LISA HODGES who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Valerie M. Webb

VALERIE M WEBB
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-25-2022

My Commission Expires: 5/25/22