RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912304

WARRANTY DEED

Karen Johnson Davidson County
Batch# 277882 DEEDWARR
08/30/2019 09:04:50 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00
20190830-0087605

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th day of August, 2019.

NOTARY PUBLIC

My commission expires: 10/6/21

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trisha Nicole Duchyns 6305A James Court Nashville, TN 37209	Same address as new owner	090-08-4-B-001.00 CO

FOR AND IN CONSIDERATION of the sum of Four Hundred Twenty Thousand and 00/100 Dollars ($420,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BRADLEY WHITFIELD**, unmarried, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **TRISHA NICOLE DUCHYNS**, single woman, and **BROCK BAKER**, single man, joint tenants with right of survivorship, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Certain real property in Davidson County, Tennessee, being Unit A, as shown on the Declaration of Covenants, Conditions, and Restrictions for 6305 James Court, a Townhouse Planned Unit Development, filed at Instrument No. 20180626-0061541, Davidson County Register of Deeds, to which reference is hereby made for a more full and complete description of the said property.

Being part of the same property conveyed to Bradley Whitfield, unmarried, by Warranty Deed from Brandon Bradford and Amanda Bradford, husband and wife, dated 12/12/2017, recorded 12/19/2017, of record in Instrument No. 20171219-0129334, in the Register's Office for Davidson County, Tennessee.

Being part of the same property previously conveyed to Brandon T. Bradford by Warranty Deed from Douglas L. Greer, dated 1/27/2004, recorded 2/2/2004, of record in Instrument No. 20040202-0012205, said Register's Office.

The address of the herein described property is believed to be 6305A James Court, Nashville, TN 37209, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 23rd day of August, 2019.

BRADLEY WHITFIELD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Bradley Whitfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 23rd day of August, 2019.

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

Notary Public

Printed Notary Name

My commission expires: _____