THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney

Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Zachary M. Whetstone and
Lisa E. Whetstone
1000 Tulip Grove Road
Hermitage, TN 37076
SEND TAX BILLS TO:
Zachary M. Whetstone & Lisa E. Whetstone
1000 Tulip Grove Road
Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 288789 DEEDWARR
09/20/2019 10:36:53 AM 2 pgs
Fees: $13.00 Taxes: $1,046.73
20190920-0095711

WARRANTY DEED

(Map/Parcel: 086-08-0A-019.00-C)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **NOVA HOMEBUYERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter referred to as "Grantor", have bargained and sold and do hereby transfer and convey unto **ZACHARY M. WHETSTONE, AN UNMARRIED PERSON AND LISA E. WHETSTONE, AN UNMARRIED person**hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 425, on the Plan of Camden Woods, Phase II, of record in Book 6900, Page 735, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patricia Jackson, a single person by deed from Sandra L. Wharton, unmarried, dated July 29, 2011, recorded August 3, 2011, of record in Instrument No. 20110803-0059737, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Patricia Hensley and Dellis Hensley by Quitclaim Deed from Patricia Jackson, a single person, dated June 20, 2013, recorded June 20, 2013, of record in Instrument No. 20130620-0063561, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Novahomebuyers, LLC, a Tennessee limited liability company by deed from Patricia Jackson Hensley, unmarried, dated May 16, 2019, recorded May 21, 2019, of record in Instrument No. 20190521-0048049, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 1000 Tulip Grove Road, Nashville, TN 37076.

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

Grantor covenant with the said Grantees that Grantor 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 noted herein, and for the 2019 real property taxes which will be prorated at closing and paid by the Grantees.

Grantor further covenant and bind Grantor, its heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HAND and signature on this the 19th day of September, 2019.

Nova Homebuyers, LLC, a Tennessee Limited Liability Company

By: Randall Waterston Sole member
Randall Waterston, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randall Waterston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the sole member of Nova Homebuyers, LLC, the within named bargainor, a limited liability company, and that he as such Sole member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as such Sole member.

Witness my hand and official seal, this the 19th day of September, 2019.

J. Kasey Talbott
Notary Public

My Commission Expires: May 15th, 2021

(SEAL)

J. KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $282,900.00, 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 19th day of September, 2019.

J. Kasey Talbott
Notary Public

My commission Expires: May 15th, 2021

File No. GTS1-2019-601

J. KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN