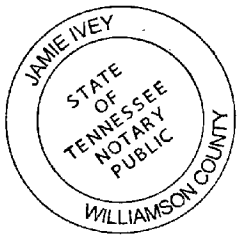
Karen Johnson Davidson County
Batch# 294350 DEEDWARR
10/01/2019 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20191001-0100155

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $545,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of September, 2019.

Notary Public

My commission expires: 01-24-23

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Frederic Herlory	Legacy Home Loans, LLC	
709 Garfield Street	4004 Hillsboro Pike	081-08-4T-002.00-CO
Nashville, TN 37208	Ste 216B Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, ***KIRTLEY WHITTINGTON, A MARRIED MAN AND JAMES REYNOLDS WHITTINGTON, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FREDERIC HERLORY**, a single man, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit No. 709 as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1623 & 1625 7th Avenue North, a Horizontal Property Regime with Private Elements of record at Instrument No. 20161109-0118847, and Amended in Instrument No. 20180319-0025609, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Kirkley Whittington by Special Warranty deed from Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America of record in Instrument No. 20130311-0023909 Register's Office for Davidson County, Tennessee, dated March 05, 2013 and recorded on March 11, 2013.

Being a portion of the same property conveyed to Jack Straw Properties LLC by Quitclaim deed from Kirtley Whittington of record in Instrument No. 20130906-0094443 Register's Office for Davidson County, Tennessee, dated August 27, 2013 and recorded on September 06, 2013.

Being a portion of the same property conveyed to Jack Straw Properties, LLC, a Tennessee limited liability company by Warranty deed from Regal Homes Co., a Tennessee limited liability company of record in Instrument No. 20160725-0076470 Register's Office for Davidson County, Tennessee, dated July 20, 2016 and recorded on July 25, 2016.

Being a portion of the same property conveyed to Kirtley Whittington and James Reynolds Whittington by Quitclaim deed from Jack Straw Properties, LLC of record in Instrument No. 20161103-0116243 Register's Office for Davidson County, Tennessee, dated November 02, 2016 and recorded on November 03, 2016.

*This property is not now nor has it ever been the principal residence of the Grantor.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 709 Garfield Street, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of September, 2019.

Kirtley Whittington

James Reynolds Whittington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kirtley Whittington and James Reynolds Whittington , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of September, 2019.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

True Copy Certification

I, Tracey Cerrato, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Tracey Cerrato, 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: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY