WARRANTY DEED

STATE OF TENNESSEE 2019-272
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $643,600.00.

Denise Woods
(Affiant)

Sworn to and subscribed before me this 20th day of November, 2019.

Debbie Mann
Notary Public

My commission expires: 5/2/22

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

Karen Johnson Davidson County
Batch# 318217 DEEDWARR
11/21/2019 02:35:34 PM 2 pgs
Fees: $13.00 Taxes: $2,381.32

20191121-0120469

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Keith M. Wheatley and Nancy R. Wheatley (NAME)	Quicken Loans Inc. (NAME)	**116-13-0-009**
129 Laird Road (ADDRESS)	P.O. Box 6577 (ADDRESS)	
Nashville, TN 37205 (City) (State) (Zip)	Carol Stream IL 60197 (City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **John Haitas and Abby L. Haitas, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nancy Wheatley and Keith Wheatley, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee being **Lot No. 60 on the Plan of Harding Park**, as of record in Plat Book 2331, Page 120, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description. Together with and subject to an Easement Agreement for ingress and egress, of record in Instrument No. 20170609-0058085, said Register's Office.

BEING all the same property conveyed to JOHN HAITAS, AN UNMARRIED MAN, AND ABBY L. WEINBERGER, AN UNMARRIED WOMAN, by Deed from MICHAEL PARL AND WIFE, MANDI CLARE PRESTON PARL, of record in Instrument No. 20150812-0080682, Register's Office for Davidson County, Tennessee; THE said John Haitas and Abby L. Weinberger are now married, and Abby L. Weinberger is N/K/A Abby L. Haitas.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record; ***and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.***

THIS instrument is being executed in behalf of **JOHN HAITAS** pursuant to a Power of Attorney executed by same on the 7th day of November, 2019, and being filed for record in Instrument No. 20191121-0120468, and being recorded simultaneously herewith.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of November, 2019.

John Haitas

By _____ (SEAL)
Abby Haitas, his Attorney-In-Fact

_____ (SEAL)
Abby L. Haitas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 20th day of November, 2019, before me personally appeared **ABBY HAITAS**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **JOHN HAITAS**, and acknowledged that she executed the same as the free act and deed of the said **JOHN HAITAS**.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of November, 2019.

My Commission Expires: July 6, 2020

_____
Notary Public

QUINDAL EVANS SEGALL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 20th day of November, 2019, before me personally appeared **ABBY L. HAITAS**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of November, 2019.

My Commission Expires: July 6, 2020

_____
Notary Public

QUINDAL EVANS SEGALL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Certificate of Authenticity

I, Quin Segall, 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

Personally appeared before me, the undersigned, a notary public for this county and state, Quin Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

_____
Notary's Signature

DEE RAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 02, 2022