NEW OWNER:

BRIXTON HOLDINGS LLC
209 Gentry Ave.
Nashville, TN 37206

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 19-1683

Map & Parcel 06107012000

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 320081 **DEEDWARR**
11/26/2019 09:56:43 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50

20191126-0122107

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Seventy-Five Thousand and 00/100 Dollars ($475,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **GRACE W. WHATLEY, n/k/a Grace Ellen Comer, married, and FAITH C. WHATLEY, married,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **BRIXTON HOLDINGS LLC**, ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being more particularly described as follows:

Being the Easterly 20 feet and 21.2 feet rear of Lot 10, all of Lot 11 and the Westerly 20 feet front and 29.5 rear of Lot 12, Block D, Plan of Jackson Park, Section 2, as shown on the plat of the same of record in Plat Book 843, Page 21, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description, and being more particularly described as follows:

Said part of Lot 10, Lot 11 and Lot 12 front together 100 feet on the Northerly side of Winding Way and run back between parallel lines 180 feet, more or less, on the Westerly line and 195 feet, more or less, on the Easterly line to a line at the rear measuring 114.7 feet thereon.

Being the same property conveyed to GRACE W. WHATLEY, unmarried and FAITH C. WHATLEY, married, as tenants by the entirety by Warranty Deed from Ali Sarabi, unmarried, dated June 28, 2013, and of record in Instrument No. 20130705-0069956, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

Both Grantors are married persons but this is not the principal residence of either Grantor.

THIS IS IMPROVED PROPERTY which has the address of **1219 WINDING WAY ROAD, NASHVILLE, TN 37216**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 843, Page 21, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 21st day of November, 2019.

GRACE W. WHATLEY

FAITH C. WHATLEY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **GRACE W. WHATLEY and FAITH C. WHATLEY**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of November, 2019.

NOTARY PUBLIC

My commission expires: 

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The actual consideration or value, whichever is greater, for this transfer is **$475,000.00** .

Debbie A. Derlew

AFFIANT

Sworn to and subscribed to before me this 21st day of November, 2019.

NOTARY PUBLIC

My commission expires: 