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Warranty Deed

Karen Johnson Davidson County Batch# 327063 DEEDWARR 12/09/2019 12:11:11 PM 2 pgs Fees: $13.00 Taxes: $2,016.50 20191209-0126775	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 6th day of December, 2019. Notary Public My commission expires:

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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:
Celeste Simon Scott Cleaver	AIM, INC.	081-08-4T-001.00
711 Garfield Street	4121 CAMINO DEL RIO S	
Nashville, TN 37208	SAN DIEGO, CA 92108	

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 **CELESTE SIMON AND SCOTT CLEAVER, WIFE AND HUSBAND**, 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:

A certain unit located in Davidson County, Tennessee, being Unit No. 711, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1623 and 1625 7th Avenue North, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161109-0118847, amended at Instrument No. 20180319-0025609, in the Register's Office for Davidson County, Tennessee, with plat attached as Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

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 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.

*This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

The address of the herein described property is believed to be 711 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 6th day of December, 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 6th day of December, 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