THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 191123848

Karen Johnson Davidson County
Batch# 330637 DEEDWARR
12/16/2019 04:15:43 PM 2 pgs
Fees: $13.00 Taxes: $1,450.40

20191216-0129749

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $392,000.00

Affiant

Subscribed and sworn to before me, this 12th day of December, 2019.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-28-2020

Notary Public
My Commission Expires: 7/6/20

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kaitlyn Horner and Robert Ottinger 708 Mohawk Drive Nashville TN 37205	New Owner	Tax Parcel ID No. 115 02 0 085.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph M Whelan, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kaitlyn Horner and Robert Ottinger, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot 169, CREST MEADE, SECTION III, as shown on plat of record in Plat Book 2331, Page 150, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joseph M. Whelan, unmarried, by Quitclaim Deed from Patrick F. Whelan, Sr., married, of record in Instrument No. 20170802-0078489, in the Register's Office of Davidson County, Tennessee, dated July 25, 2017 and recorded on August 02, 2017.

Being the same property conveyed to Joseph M. Whelan and Patrick F. Whelan, Sr., joint tenants with right of survivorship by Warranty Deed from Lauren H. Houston, unmarried, of record in Instrument No. 20150302-0017590, in the Register's Office of Davidson County, Tennessee, dated February 25, 2015 and recorded on March 02, 2015.

Said property was never the primary marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CREST MEADE, SECTION III, as recorded in Plat Book 2331, Page(s) 150.

Covenants, Conditions and Restrictions as set forth in Subdivision Restrictions recorded in Book 2602, Page 129.

This is improved property located at 708 Mohawk Drive Nashville TN 37205

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-VRES-19-708

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of December, 2019.

Joseph M Whelan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph M Whelan, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of December, 2019.

Notary Public

My Commission Expires: _____

