Karen Johnson Davidson County
Batch# 363999 DEEDWARR
02/26/2020 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20200226-0021539

ADDRESS NEW OWNER: Kirtley Whittington
409 A Theresa Ave -
Nashville, TN 37205

SEND TAX BILL TO: NEW OWNER

MAP-PARCEL NOS. 090-16-0-212.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Kristi Thompson** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Kirtley Whittington** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee,being Lot(s) 395, as shown on the map entitled the Plan of Charlotte Park, Section 5, of record in Book 2663, Page 111 and 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kristi Thompson from Kristi D. Elkins n/k/a Kristi Thompson by Quitclaim Deed recorded on March 21, 2013 in Instrument No. 20130321-0027971, Register's Office for Davidson County, Tennessee.

This is property with a common address of 504 Foundation Court, Nashville, TN 37209.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Book 2663, Page 111 and 112, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of record in Book 2593, Page 566; Book 2875, Page 426; and Book 6265, Page 609, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 26th day of February 2020.

Kristi Thompson

Kristi Thompson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Kristi Thompson,** unmarried, with whom I am personally acquainted, or who 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 26th day of February 2020.

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $200,000.00.

Affiant

Subscribed and sworn before me this 26th day of February 2020.

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires:

File No. 2002K024

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022