33183-3 Box 14

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 417489 DEEDWARR
06/17/2020 12:33:47 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20200617-0063162

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$450,000.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of June, 2020.

Notary Public

My commission expires: 12/1/2020

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Christopher Whitson** | Movement Mortgage, LLC | **118-10-0-051.01** |
| **2918 McNairy Lane** | 8024 Calvin Hall Rd. | |
| **Nashville, TN 37204** | Indian Land, SC 29707 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Rebecca Devane, an unmarried woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Christopher Whitson, a married man**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**LAND in Davidson County, Tennessee, being the southwesterly part of Lot No. 66 on the Map of Sutton Hill Section of Marengo Park, of record in Plat Book 974, Page 67, as amended in Book 1732, Page 315, and Book 2024, Page 377, Register's Office for said County, described according to a copy of a survey made by T. R. Sanford, Surveyor, July 5, 1961, as follows:**

**Beginning in the southeasterly margin of McNairy Lane, at the common corner of Lot Nos. 66 and 67; thence southeasterly with the line between said two lots 275.1 feet to a point in the center line of Brown's Creek; thence northeasterly with the center line of the same 60.5 feet, more or less, to a point; thence northwesterly parallel to and 16 feet southwesterly from the line between Lot Nos. 65 and 66, 298.7 feet to a point in the southeasterly margin of said McNairy Lane; thence with the margin of the same southwesterly 59 feet to the point of beginning.**

**BEING the same property conveyed to Rebecca Devane, an unmarried woman, by Warranty Deed dated April 26, 2018, from Kimberley C. Sheridan, a married woman, of record in Instrument No. 20180427-0039600, Register's Office for Davidson County, Tennessee.**

**THE conveyance of the above described parcel of land is subject to the following:**

**The Plan of record in Plat Book 974, Page 67, as amended in Book 1732, Page 315, and Book 2024, Page 377, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

**Restrictive Covenants contained in instrument of record in Book 1086, Page 573, said Register's Office. NOTE: Said Restrictions are not applicable to those portions thereof that have already expired.**

**Sanitary Sewer Easement to the City of Nashville of record in Book 3345, Page 62, said Register's Office.**

**Subject to the flow of Brown's creek over so much of the premises as lies therein.**

This is improved property, known as **2918 McNairy Lane, Nashville, TN 37204**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **15th** day of **June, 2020.**

**Rebecca Devane**

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

Personally appeared before me, a Notary Public of said County and State, **Rebecca Devane,** the within named sellers, 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 Nashville, Tennessee, this **15th** day of **June, 2020.**

**Notary Public**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**My Commission Expires:** 1/17/21