#35445

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 35445-04-2020	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,750,000.00. Affiant Subscribed and sworn to before me this 30th day of June, 2020. Notary Public My Commission Expires: October 2, 2023

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

Karen Johnson Davidson County
Batch# 431202 DEEDWARR
07/06/2020 01:47:30 PM 4 pgs
Fees: $23.00 Taxes: $6,475.00
20200706-0072419

WARRANTY DEED

Address New Owner: Laurie Gavilo-Lane 3807 Richland Avenue Nashville, TN 37205	Send Tax Bills To: Laurie Gavilo-Lane 3807 Richland Avenue Nashville, TN 37205	Tax Information: Map and Parcel No.: 104 09 0 101 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, **Clay M. Whitson and wife, Jeannette J. Whitson, as to a 75% undivided interest and Clay M. Whitson, Jr., unmarried as to a 25% undivided interest as a tenant in common**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Laurie Gavilo-Lane, an unmarried woman** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3807 Richland Avenue, Nashville, TN 37205.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 30th day of June, 2020.

Clay M. Whitson, by Gerald G. Patterson
his attorney-in-fact

Jeannette J. Whitson, by Gerald G. Patterson
her attorney-in-fact

Clay M. Whitson, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Clay M. Whitson, and he is authorized by Clay M. Whitson to execute this instrument on his behalf.

Witness my hand and seal, at office, this 30th day of June, 2020.

Notary Public
My Commission Expires:
10-2-2023

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Jeannette J. Whitson, and he is authorized by Jeannette J. Whitson to execute this instrument on her behalf.

Witness my hand and seal, at office, this 30th day of June, 2020.

Notary Public
My Commission Expires:
10-2-2023

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Clay M. Whitson, Jr., 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, at office, this 30th day of June, 2020.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being the Easterly half of Lot No. 12 of Block 9, on the Plan of Richland Realty Company's Division "A" of record in Book 161, page 151, Register's Office for Davidson County, Tennessee. Said Plan shows property divided in blocks, but not into lots. According to an unregistered copy of survey of said subdivision showing said blocks divided into lots, said part of said Lot No. 12 is described as follows: Beginning at a point in the Southerly margin of Richland Avenue; 575 feet East of Wilson Avenue; thence Southerly 200 feet; thence Easterly 50 feet; thence Northerly 200 feet to the Southerly margin of Richland Avenue; thence with the margin of the same, Westerly 50 feet to the point of beginning.

Being the same property conveyed to Clay M. Whitson and wife, Jeannette J. Whitson, as to a 75% undivided interest, and Clay M. Whitson, Jr., unmarried, as to a 25% undivided interest as a tenant in common, by deed dated August 20, 2019 from Ben Polly and Erin N. Palmer, husband and wife, of record in Instrument No. 20190823-0085116, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 104 09 0 101 00.
2. All matters appearing on the Plan of record as Book 161, page 151, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenant for Detached Structure of record in Instrument No. 20200109-0003139, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 of the original document and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L Thomas
Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

