WARRANTY DEED

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $610,000.00.

Affiant

Subscribed and sworn to me on 07/02/20.

NOTARY PUBLIC
My Commission Expires: 5/3/21

Karen Johnson Davidson County
Batch# 431349 **DEEDWARR**
07/07/2020 08:28:04 AM 2 pgs
Fees: $13.00 Taxes: $2,257.00

20200707-0072657

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VB05-20-5405

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Dustin Whitaker Kristin Whitaker 5405 Wakefield Dr. Nashville, TN 37220	new owners	161-05-0-020.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Zachary McLaughlin and Tracey McLaughlin, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto DUSTIN WHITAKER AND KRISTIN WHITAKER, HUSBAND AND WIFE, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Hillview Estates of record in Plat Book 3600, Page 89, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Said Lot No. 71 fronts 143.0 feet on the Westerly side of Wakefield Drive and extends back 125.59 feet on the Northerly line and 213.41 feet on the Southerly line to a dead line in the rear which is a broken line, measuring a total of 177.41 feet thereon.
>
> Being the same property conveyed to Zachary McLaughlin and Tracey McLaughlin, husband and wife, by warranty deed from Russell Willis, Trustee of the Hubert Coleman Robbins and Ernestine T. Robbins Joint Revocable Living Trust dated 3-17-95 of record in Instrument No. 20170619-0061525, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 5405 Wakefield Dr., Nashville, Tennessee 37220.
>
> The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, their successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 hand and official seal on 07/02/2020.

Tracey McLaughlin

Zachary McLaughlin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 07/02/20, before me personally appeared Zachary McLaughlin and Tracey McLaughlin, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 07/02/2020.

NOTARY PUBLIC

My Commission Expires: 03/08/2021

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021