Karen Johnson Davidson County
Batch# 433155 DEEDWARR
07/08/2020 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20200708-0073979

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

(Affiant)

Sworn to and subscribed before me this 10 day of July, 2020.

Notary Public

My commission expires: 2/11/2024

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Joseph Williams White and Michele Melinda White (NAME)	Mortgage Investors Group	
8209 Middlewick Ln. (ADDRESS)	931 Conference Dr, 102 (ADDRESS)	**186-04-0A-120.00-CO**
Nolensville, TN 37135 (City) (State) (Zip)	Goodlettsville, TN 37072 (City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Bret Davis Fitchpatric and Nicole Fitchpatric, husband and wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Joseph Williams White and Michele Melinda White, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 441 on the Final Plat of Burkitt Place, Phase 2B, as of record in Instrument No. 20070222-0021966, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being all the same property conveyed to Bret Davis Fitchpatric, unmarried and Nichole Elizabeth Lytle, unmarried by deed from Andrew D. McAllester and wife, Dana Leigh McAllester of record in Inst. No. 20161006-0105985, said Register's Office. Bret Davis Fitchpatric and Nichole Elizabeth Lytle are now married to each other and Elizabeth Lytle is now known as Elizabeth Fitchpatric.

This is improved property known as: 8209 Middlewick Lane, Nolensville, TN 37135.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building

restrictions, and (5) all other matters of public record. Subject to the Declaration of Covenants, Conditions, Restrictions and By-Laws of Burkitt Place of record in Inst. No. 20060306-0025388, amended in Inst. No. 20070202-0014304, supplemented in Inst. No. 20150714-0068441 and further amended in Inst. No. 20180926-0095460, all in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin, restriction otherwise exempt under Title 42 of the United States Code, or restriction that relates to handicap but does not discriminate against handicapped persons.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of July, 2020.

_____(SEAL)
Bret Davis Fitchpatric

_____(SEAL)
Nicole Fitchpatric

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of July, 2020, before me personally appeared Bret Davis Fitchpatric and Nicole Fitchpatric, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of July, 2020.

QUINDAL EVANS SEGALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Signature
My commission expires: 7/6/2020

True Copy Certification

I, Lori Patterson, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jackie Rudolph, a notary public for this county and state, Lori Patterson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 02/11/2024

