(3)

WARRANTY DEED

B-BMR-20-4837

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Carolin Maxwell	Shelter Mortgage	
(NAME) **4837 Smokey Drive**	(NAME) P. O. Box 740039	**065-05-0-043.00**
(ADDRESS) **Old Hickory, TN 37138**	(ADDRESS) Cincinnati, OH 45274-0039	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARSHALL L. WHITTAKER AND SHIRLEY A. WHITTAKER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAROLIN MAXWELL, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 459 on the Plan of Sherwood Forest, Section 4 of record in Plat Book 4460, Page (s) 182 and 183, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marshall L. Whittaker and wife, Shirley A. Whittaker by Warranty deed from Madeline E. McLeod and Linda Faye Tucker of record in Book 5057, page 96, Register's Office for Davidson County, Tennessee, dated August 12, 1976 and recorded on August 13, 1976.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page 182 and 183, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4704, Page 448, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4837 Smokey Drive, Old Hickory, Tennessee 37138**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 436532 DEEDWARR
07/13/2020 11:24:45 AM 2 pgs
Fees: $13.00 Taxes: $851.00
20200713-0076225

Witness my/our hand(s) this the 10th DAY OF JULY, 2020.

Marshall L. Whittaker by Adam Jefferson, Attorney in Fact

Shirley A. Whittaker by Adam Jefferson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM JEFFERSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARSHALL L. WHITTAKER AND SHIRLEY A. WHITTAKER, and who acknowledged he/she/they executed the same as the free act and deed of the said MARSHALL L. WHITTAKER AND SHIRLEY A. WHITTAKER.

Witness my hand and official seal, this the 10th of July, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212