Karen Johnson Davidson County
Batch# 465792 **DEEDWARR**
08/28/2020 09:50:28 AM 2 pgs
Fees: $13.00 Taxes: $943.50

20200828-0097758

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$255,000.00** (Two Hundred Fifty Five Thousand).

AFFIANT

Subscribed to and sworn before me this 27th day of August, 2020.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires SEPT. 7, 2020

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
McKenzi Whittington 768 Spence Enclave Lane Nashville, TN 37210	Fairway Independent Mortgage Corp. 919 McClardy Road Clarksville, TN 37042	094160E04600CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SCOT WHITTINGTON, MARRIED** HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **MCKENZI WHITTINGTON, A SINGLE PERSON** HEREINAFTER CALLED THE **GRANTEE(S)**, 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 Unit 46 on the Plan of Spence Enclave Townhomes, a Planned Unit development as shown on Exhibit A-2 to the Declaration of Covenants, Conditions and Restrictions establishing the Spence Enclave Townhomes of record as Instrument No. 20061115-0141672 as amended by Instrument Nos. 20061117-0142842; 20061213-0153595; 20080222-0017508; 20080423-0041404 and 20080507-0047102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Scot Whittington, married, by deed from Shaun Donovan, The Secretary of Housing and Urban Development of record in Instrument No. 20130408-0034422, dated April 5, 2013 and recorded April 8, 2013, Register's Office for Davidson County, Tennessee.

The said Scot Whittington hereby makes oath that the above described property has never been the marital residence of Scot Whittington.

Being also known as 768 Spence Enclave Lane, Nashville, Tennessee 37210.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **768 SPENCE ENCLAVE LANE** **NASHVILLE, TN 37210**

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2020065666

WITNESS, this 26 day of August, 2020

Scot Whittington

STATE OF UTAH)
COUNTY OF SALT LAKE)

On the 26TH day of August, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Scot Whittington** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 26TH day of August, 2020.

Sumer Holt
Notary Public

Commission Expires: July 15, 2021.

NOTARY PUBLIC
SUMER HOLT
696133
COMMISSION EXPIRES
JULY 15, 2021
STATE OF UTAH