This Instrument Prepared By:
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FIDELIS LAW, PLLC
216 Centerview Drive, Suite 317
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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Karen Johnson Davidson County
Batch# 466547 **DEEDWARR**
08/31/2020 09:07:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200831-0098212

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
CHLOE CAMPBELL WITMER	Citizens One Home Loans	
2216 White Avenue	PO Box 2800	10514013600
Nashville, Tennessee 37204	Glen Allen, VA 23058-2800	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409(a)(3)(E).

ANDREW STAHL

Sworn to and subscribed before me this 8-24, 2020.

Notary Public

My Commission Expires: _____

DOUGLAS R. SIPES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
Douglas R. Sipes
Commission Expires
03-08-2021

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -10- Ten Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, ANDREW STAHL, unmarried, do hereby transfer, release, and convey any and all of my right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to CHLOE CAMPBELL WITMER (formerly known as CHLOE STAHL), unmarried, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Yarbrough's Subdivision of Blocks 19, 20 and other blocks in Woodlawn as of record in Book 161, Page 104, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to ANDREW D. STAHL and CHLOE W. STAHL (n/k/a CHLOE CAMPBELL WITMER), husband and wife, by TODD R. GROOMS and wife, ASHLEY B. GROOMS, by Warranty Deed of record in Instrument Number 20170809-0081633, Register's Office for Davidson County, Tennessee.

The foregoing description is taken from the prior deed of record.

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:

a. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann. 67-5-603, et seq.

b. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of YARBROUGH'S SUBDIVISION OF BLOCKS 19, 20 AND OTHER BLOCKS IN WOODLAWN, as recorded in Plat Book 161, Page(s) 104, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sec, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604 (c).

c. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604 (c).

d. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all person, except as otherwise herein set out.

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.

This is improved property known as: 2216 White Avenue, Nashville, Tennessee 37204.

WITNESS MY HAND this 8-24, 2020.

ANDREW STAHL

ANDREW STAHL

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ANDREW STAHL, and with whom I am personally acquainted, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8-24-2020.

NOTARY PUBLIC

My Commission Expires: ~~Douglas R. Sipes~~ Commission Expires 03-08-2021

DOUGLAS R. SIPES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON