Karen Johnson Davidson County
Batch# 488459 **DEEDWARR**
10/02/2020 11:31:46 AM 2 pgs
Fees: $13.00 Taxes: $3,104.30

20201002-0114176

WARRANTY DEED

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $839,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/2/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2020-7026-AM

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael Abbott	SAME	118 09 0S 001.00
(NAME)	(NAME)	
943 Woodmont Boulevard		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Eight Hundred Thirty-Nine Thousand And No/100 Dollars ($839,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, BRAD WHITFIELD, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL ABBOTT AND JESSICA ABBOTT, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, 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 943 Woodmont Boulevard of The Plan of Declaration of Protective Covenants Conditions and Restrictions for 945 Woodmont Boulevard, A Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" on The Plan of Declaration of Protective Covenants Conditions and Restrictions for 945 Woodmont Boulevard, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements of record in Instrument Number 20190118-005276, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Brad Whitfield by Warranty Deed from Janice Speed Christian recorded 11/8/2018 in Instrument No. 20181108-0110658, Registers Office for Davidson County, Tennessee.

Subject property is Investment property and has never been the primary residence of grantor, nor grantor's spouse.

unimproved ☐
This is improved ☒ property, known as 943 Woodmont Boulevard, Nashville, TN 37204
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness our hands this 29 day of September 2020.

Brad Whitfield

STATE OF TENNESSEE
COUNTY OF Davidson

On this 29 day of September 2020, before me personally appeared Brad Whitfield, to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 29 day of September 2020.

Commission Expires: 8/1/22

ANDREW H. MALO
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public