THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35784-09-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $333,000.00. Affiant Subscribed and sworn to before me this 13th day of October, 2020. Notary Public My Commission Expires: 1-24-22

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Karen Johnson Davidson County
Batch# 496443 DEEDWARR
10/15/2020 11:11:10 AM 3 pgs
Fees: $18.00 Taxes: $1,232.10
20201015-0119911

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Clifford Whitmore Linda Whitmore 2306 Sharondale Drive Nashville, TN 37215	New Owners 109 7th Avenue N Franklin, TN 37064	Map and Parcel No.: 11702022900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jose Amden and Jessica Amden, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Clifford Whitmore and Linda Whitmore, husband and wife** ("Grantees"), theirs heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2306 Sharondale Drive, Nashville, TN 37215.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13th day of October, 2020.

Jose Amden

Jessica Amden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jose Amden and Jessica Amden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of October, 2020.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2-A on the Plan of Zone L.ot Division of Lots 1 and 2, Resub Lot #14, Sharondale, as of record in Plat Book 6050, page 238, amended in Plat Book 6900, page 30, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

TOGETHER WITH Dedication of Joint Driveway as more fully described in Book 6985, page 875, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jose Amden and Jessica Amden, husband and wife by deed dated August 24, 2018 from James Adin Lara and Robert Tate McDaniel, Jr., tenants in common of record in Instrument No. 20180831-0086327, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2020 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Restrictive Covenants contained in an instrument of record in Book 6900, page 30, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 6050, page 238, amended in Book 6900, page 30, Register's Office for Davidson County, Tennessee.
4. Permanent easement for the construction and maintenance of an electric power transmission line and underground sanitary sewers of record in Book 4743, page 547, Register's Office for Davidson County, Tennessee.
5. Anchor Easement of record in Book 5946, page 921, Register's Office for Davidson County, Tennessee.
6. Dedication of Joint Driveway of record in Book 6985, page 875, Register's Office for Davidson County, Tennessee.