THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-29403

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

W CORP.
E. 540
03

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF NOV, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-8-20

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 512818 DEEDWARR
11/10/2020 09:20:41 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00

20201110-0132063

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kyle J. Whigham and Katherine M. Whigham	NEW OWNER	
93 Trotwood Mews		172010A12200CO
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Teresa Marie Day, married,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kyle J. Whigham and wife, Katherine M. Whigham,**

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 Lot No. 122 on the Plan of Copperfield Revised of record in Plat Book 6900, Page 555, 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 E. Lynn Day by Warranty deed from George E Hall and wife, Evelyn B. Hall of record in Instrument No. 20021121-0144803 Register's Office for Davidson County, Tennessee, dated November 12, 2002 and recorded on November 21, 2002. Elizabeth Lynn Day, being one and the same person as E. Lynn Day, died July 3, 2018, and her residuary estate was devised to Teresa Marie Day pursuant to the E. Lynn Day 2003 Management Trust established under the Will of E. Lynn Day recorded as Instrument No. 20181126-0116355, in the Register's Office for Davidson County, Tennessee, and administered through Davidson County Probate, Case No. 18P-1917 to establish Muniment of Title. Order of Probate (Muniment of Title) being recorded as Instrument No. 20181129-0116354, in the Register's Office for Davidson County, Tennessee.

The above described property has never been the residence of Grantor and is not a marital asset.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and paid by Grantor; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **93 Trotwood Mews, Brentwood, TN 37027.**

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 my hand this the 9 day of November, 2020.

Teresa Marie Day by Alicia Griffith, attorney in fact

Teresa Marie Day by Alicia Griffith, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Alicia Griffith,** to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of **Teresa Marie Day** and who acknowledged that she executed the same as the free act and deed of **Teresa Marie Day.**

Witness my hand and official seal this the 9 day of November, 2020.

My Commission expires: 9-6-22

Tracey Perry
Notary Public

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON