# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $354,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/3/21

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

O-BR-20-3613

(AFFIX: Karen Johnson Davidson County
Batch# 513842 DEEDWARR
11/10/2020 11:51:19 AM 2 pgs
Fees: $13.00 Taxes: $1,309.80

20201110-0132370

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Andre Warren and Danette Warren** | **Castle and Cooke Mortgage LLC** | |
| (NAME) | (NAME) | **092-05-0-240.00** |
| **3613 Batavia St** | **13751 S. Wadsworth Park Drive, Ste. 101** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209** | **Draper, UT 84020** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WALTER F. WHITMORE AND EDWARD L. WHITMORE, JR. AND CARLTON C. WHITMORE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDRE WARREN AND DANETTE WARREN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

TRACT I: Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of College Hill Subdivision, Section II, as of record in Book 2133, page 52, Register's Office for said County, to which plan reference is made for a more complete description.

TRACT II: Land in Davidson County, Tennessee, being the easterly one-half (12) of Lot No. 77 on the Plan of College Hill Subdivision, Section II, as of record in Book 2133, Page 52, Register's Office for said County, to which plan reference is made for a more complete description.

TRACT III: Land in Davidson County, Tennessee, being the westerly one-half (1/2) of Lot No. 77 on the Plan of College Hill Subdivision, Section II, as of record in Book 2133, Page 52, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Edward L. Whitmore, Sr. by Quitclaim deed from Walter E. Whitmore of record in Book 11257, page 518, Register's Office for Davidson County, Tennessee, dated December 17, 1998 and recorded on December 17, 1998. The Affidavit Of Scrivener's Error recorded on January 30, 2008, doc No. 20080130-0009625 to correct the middle initial of the Grantor's name.

The said Edward L. Witmore Sr., having since died on March 9, 2018 and subject property having vested in Edward L. Whitmore Jr., Walter F. Whitmore and Carlton C. Whitmore as devisees under his Last Will and Testament, Case No. 18P930, Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

**THIS IS NOT THE PRIMARY OR MARITAL RESIDENCE OF GRANTORS HEREIN.**

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 52, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3613 Batavia St, Nashville, Tennessee 37209**.

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. 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/our hand(s) this the 5th DAY OF NOVEMBER, 2020.

Walter F. Whitmore

Edward L. Whitmore, Jr., by his attorney in fact, Walter F. Whitmore

Carlton C. Whitmore, by his attorney in fact, Walter F. Whitmore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALTER F. WHITMORE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of November, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALTER F. WHITMORE , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of EDWARD L. WHITMORE, JR., AND CARLTON C. WHITMORE, and who acknowledged he/she/they executed the same as the free act and deed of the said EDWARD L. WHITMORE, JR., AND CARLTON C. WHITMORE.

Witness my hand and official seal, this the 5th of November, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212