3638

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 524982 **DEEDWARR**
12/07/2020 09:43:26 AM 2 pgs
Fees: $13.00 Taxes: $2,512.30

20201207-0141548

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $679,000.00.

Affiant

Subscribed and sworn before me this the 4th day of December, 2020.

Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Evan P. Patton 1117 Calvin Avenue Nashville, TN 37206	New Owner	083-05-0 220.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JANET WHITTINGTON, UNMARRIED,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **EVAN P. PATTON, AN UNMARRIED MAN,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 of Block B on the Plan of the Subdivision of Calvin Davis' Lot, as of record in Book 57, Page 85, 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 Janet Whittington, Unmarried, by Quitclaim Deed from Janet Louise Whittington, Trustee, or her successors in interest, of the Janet Louise Whittington Living Trust dated February 27, 2017, and any amendments thereto, dated 12/14/2018, of record in Instrument No. 20181217-0122193, Register's Office for said County.

Also being the same property conveyed to Janet Whittington, Unmarried, by Quitclaim Deed from Janet Louise Whittington, Trustee, or her successors in interest, of the Janet Louise Whittington Living Trust dated February 27, 2017, and any amendments thereto, by Quitclaim Deed from Janet Whittington, Unmarried, dated 02/27/2017, of record in Instrument No. 20170310-0023637, Register's Office for said County.

Also being the same property conveyed to Janet Whittington, unmarried, by Warranty Deed from Joseph A. Baker and Iris N.A. Baker, husband and wife, dated 05/10/2013, of record in Instrument No. 20130524-0052893, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1117 Calvin Avenue, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 4th day of December, 2020.

Janet Whittington

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Janet Whittington, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of December, 2020.

My commission expires:
1/17/21

Notary Public



