Karen Johnson Davidson County
Batch# 587600 DEEDWARR
03/09/2021 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $921.30
20210309-0030687

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00

Adrian Michael Alwine
Affiant

Subscribed and sworn to before me, this 5TH DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adrian Michael Alwine, A Single Man	Highlands Residential Mortgage, LTD (NAME)	
1314 Bryan St (ADDRESS)	12001 N. Central Expressway, Ste. 750 (ADDRESS)	053-02-0-045.00
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Dallas, TX 75243 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Allen Whiltely, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Adrian Michael Alwine, A Single Man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Described property located in Davidson County, Tennessee, to wit:

A certain tract or parcel of land, being Lot No. 180 on the Plan of Section C, Village of Old Hickory, of record in Book 1424, Page 66, Register's Office for Davidson County, Tennessee and Lot No. 180-A on the Plan of Section C-1, and parts of Section C, Village of Old Hickory, of record in Book 1424, page 130, Register's Office of Davidson County, Tennessee.

Said Lots No. 180 and 180-A adjoin and fronts 72 feet on the westerly margin of Bryan Street and run back between parallel line 160 feet to a dead line.

Being the same property conveyed to Allen Whiltely, married by Warranty deed from Shaun Donovan, The Secretary of Housing and Urban Development of record in Instrument No. 20111213-0096992 Register's Office for Davidson County, Tennessee, dated December 11, 2011 .

This property is not a residence of the Grantor, spouse, or any dependent

Allen Whiltely is one and the same person as Jeffrey Allen Whiltely.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1314 Bryan St, Old Hickory, TN 37138
(House Number) (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 my/our hand(s) this 5th day of March, 2021.

WARRANTY DEED
(Continued)

Allen Whiltely

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Allen Whiltely, married, the herein bargainor(s), 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 day of March, 2021.

Notary Public

My Commission Expires: 7/9/2021

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

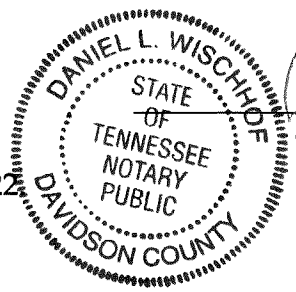
RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

CERTIFICATE OF AUTHENTICITY

I, the undersigned Savannah C. Richardson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Daniel L. Wischhof, a notary public for this county and state, Savannah C. Richardson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



My commission expires 7/9/2022.