Karen Johnson Davidson County
Batch# 630792 DEEDWARR
05/06/2021 02:50:11 PM 2 pgs
Fees: $13.00 Taxes: $2,308.43

20210506-0061225

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $623,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 01-08-2024

(AFFIX SEAL)

BRIANA GAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-08-2024

G-SB-FSBO-21-3512

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)
Jonathan Louis Whipple, Jr. and Amanda Ann Barrett	**Same as New Owner**	
(NAME) **3512 Pleasant Valley Road**	(NAME)	**118-14-0-130.00**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS)	
(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, **TODD A. BARRETT, TRUSTEE OF THE TODD A. BARRETT LIVING TRUST DATED MAY 22, 2008,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JONATHAN LOUIS WHIPPLE, JR. AND AMANDA ANN BARRETT, 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:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Longview Manor, Section One and Two of record in Plat Book 1424, Page 127, 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 Todd A. Barrett, Trustee of The Todd A. Barrett Living Trust dated May 22, 2008 by Warranty deed from Sarah K. Looney, a Single person of record in Instrument No. 20201030-0127159 Register's Office for Davidson County, Tennessee, dated October 29, 2020 and recorded on October 30, 2020.
Being the same property conveyed to Sarah K. Looney by Warranty deed from Gary M. Peters, unmarried of record in Instrument No. 20180220-0015762 Register's Office for Davidson County, Tennessee, dated January 30, 2018 and recorded on February 20, 2018.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 127, 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: **3512 Pleasant Valley Road, Nashville, Tennessee 37204**.

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 3rd DAY OF MAY, 2021.

Todd A. Barrett Living Trust dated May 22, 2008

BY: Todd A Barrett

Todd A Barrett
Trustee

STATE OF Utah
COUNTY OF Salt Lake

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TODD A BARRETT, TRUSTEE of TODD A. BARRETT LIVING TRUST DATED MAY 22, 2008, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 3rd of May, 2021.

Brittany Ferrin
Notary Public
My Commission Expires: 06/17/2024
(SEAL)

BRITTANY FERRIN
NOTARY PUBLIC • STATE OF UTAH
COMMISSION NO. 712612
COMM. EXP. 06/17/2024

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