Karen Johnson Davidson County
Batch# 656865 DEEDWARR
06/15/2021 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $3,071.00
20210615-0080448

STATE OF Tennessee
COUNTY OF ~~Sumner~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $830,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of June, 2021.

Notary Public
MY COMMISSION EXPIRES: 1/3/24
File No. 21-12905

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kurt L. Whitcher (NAME)	Premia Mortgage, LLC DBA Premia Relocation Mortgage (NAME)	105-06-0G-001.00
828 A W Argyle Ave (STREET ADDRESS)	1111 W. Long Lake Rd.; Ste 102 (STREET ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Troy, MI 48098-2620 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Aaron M. McGill and Katie J. McGill, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kurt L. Whitcher,a single person**, 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 Unit A of 828 West Argyle Homes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 828 West Argyle Homes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150126-0007479, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 828 West Argyle Homes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150126-0007479, and Bylaws appended thereto as Exhibit "C', said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Aaron M. McGill and Katie J. McGill, husband and wife, by Warranty Deed from Emily S. Pruett and Erik Kahill, wife and husband, of record in Instrument No. 20190715-0068509, in the Register's Office of Davidson County, Tennessee, dated July 12, 2019 and recorded on July 15, 2019.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Waverly Place, as recorded in Plat Book 57, Page(s) 95, Register's Office of Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150126-0007479, Register's Office of Davidson County, Tennessee.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 828A W. Argyle Ave, Nashville, TN 37203.

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. Whenever 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 11th day of June, 2021.

Aaron M. McGill

Katie J. McGill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of June, 2021, before me personally appeared Aaron M. McGill and Katie J. McGill, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of June, 2021.

Notary Signature
My commission expires: 6/22/21

Preston D Matthews State of Tennessee Notary Public Sumner County

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PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Anita Lester, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/6/24
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.