THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210535393

Karen Johnson Davidson County
Batch# 686451 **DEEDWARR**
07/29/2021 11:42:52 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20210729-0102125

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $450,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of July, 2021.

Notary Public
My Commission Expires:

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Phillip Barton 3803 Woodmont Lane Unit C Nashville TN 37215	New Owner	Tax Parcel ID No. 116 12 0B 003.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John B. Whitesell, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Phillip Barton, an unmarried man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. C, together with the appurtenant interest in the common elements of Auburn-Terrace, a horizontal property regime established by Master Deed, of record in Book 5513, Page 136, amended in Book 5556, Page 311, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit A to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of Revised Resubdivision Lot 2 and part of Lot 3, Block "H" Woodmont Lane Homesites of record in Plat Book 5190, Page 277, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John B. Whitesell, an unmarried man, by Warranty Deed from Hunter B. Whitesell and wife, Eugenia B. Whitesell, of record in Instrument No. 20021010-0124514, in the Register's Office of Davidson County, Tennessee, dated October 02, 2002 and recorded on October 10, 2002.

Jacqueline Whitesell joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

Being the same property conveyed to Hunter B. Whitesell and wife, Eugenia B. Whitesell, by Warranty Deed from David K. Roddey, married, of record in Instrument No. 20011210-0135580, in the Register's Office of Davidson County, Tennessee, dated December 06, 2001 and recorded on December 10, 2001.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised Resubdivision Lot 2 and part of Lot 3, Block "H" Woodmont Lane Homesites, as recorded in Plat Book 5190, Page(s) 277.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Auburn Terrace Condominium of record in Book 5513 Page 136, as amended by instrument(s) of record in Book 5556 Page 311; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 3803 Woodmont Lane Unit C Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of July, 2021.

John B. Whitesell

Jacqueline Whitesell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John B. Whitesell and Jacqueline Whitesell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of July, 2021.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024