Karen Johnson Davidson County
Batch# 725989 DEEDWARR
09/29/2021 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20210929-0130459

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/6/24

(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0784

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Christopher Toombs, unmarried	CMG Mortgage, Inc. d/b/a CMG Financial	Map: 05413003200
(NAME) 3229 Lakeshore Drive	(NAME) 3160 Crow Canyon Road, Suite 400	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED TEN THOUSAND AND NO/100 DOLLARS ($210,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAMIE CHASTEEN WHITMORE, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHRISTOPHER TOOMBS, UNMARRIED,

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 part of Lot 13, Section 1 of the Life & Casualty Insurance Company 's subdivision property located on the northerly side of Old Hickory Boulevard, near Dupontonia which plan is recorded in Book 843, page 56 of the Register's Office of Davidson County, Tennessee. Said tract is more fully described as follows:

BEGINNING at a point in the center of Pitts Avenue 1,351.2 feet from Old Hickory Boulevard as measured in a northeasterly direction along the center of Pitts Avenue. Said point being also the northerly corner of the Huffine Land, thence south 64 degrees 38' east a distance of 855 feet to a point in the easterly boundary of the original United States Government Reservation thence north 3 degrees 03 minutes west with said reservation boundary at a distance of 265 feet to a point, thence north 74 degrees 51 minutes west a distance of 731.9 feet to a point in the center of Pitts Avenue thence in a southerly direction along the center of Pitts Avenue a distance of 108 feet to the point of beginning comprising an area of 3.177 acres more or less.

Included in the above description, but excluded therefrom is that portion of the above property previously conveyed to Richard Timothy Whitmore and Jamie Chasteen Whitmore, husband and wife by Warranty Deed from Mark S. Bryant, Trustee under the Revocable Trust Agreement of James M. Bryant, dated May 27, 2014, as Restated and Amended dated October 26, 2015, of record as Instrument No. 20160525-0052649, Register's Office, Davidson County, Tennessee. Said portion described as land in Davidson County, Tennessee, and being described according to a survey, by John B. Kohl, III dated 9-23-76, as follows:

Beginning at a metal fence post in the southeasterly corner of the Mae Bryant property, said point also being a point in the northerly line of the Huffine property of record in book 917, page 387 R.O.D.C.; thence with Huffine's north line S 64 degrees 38' E 584.49 feet to a point; thence N 3 degrees 03' W 265.0 feet to a point in the southerly margin of the Elkins property of record in book 1166 page 279 R.O.D.C.; thence

with Elkins south line N 74 degrees 30' 13" W 491.84 feet to a point in Bryant's easterly line; thence with the same S 15 degrees 23' 13" W 151.04 feet to the point of beginning. Included in this conveyance is a 20' access easement across the said Mae Bryant's property described according to said survey as follows: Said easement fronts 20 feet on the easterly margin of Lakeshore Drive and extends back between parallel lines approximately 260.88 feet to the James McDonald Bryant property.

Being the same property conveyed to Richard Timothy Whitmore and wife, Jamie Chasteen Whitmore, by deed from Richard A. Whitmore and Stacey Ann Whitmore, of record in Instrument No. 20170724-0074626, dated July 20, 2017, said Register's Office. The said Richard Timothy Whitmore died December 5, 2020, and title vested in Jamie Chasteen Whitmore as surviving tenant by the entirety. See also Affidavit of Inheritance of record in Instrument No. 20210719-0096708, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 3229 Lakeshore Drive, Old Hickory, TN 37138
(House No.) (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 our hands this 27th day of September, 2021.

Jamie Chasteen Whitmore
Jamie Chasteen Whitmore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jamie Chasteen Whitmore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 27th day of September, 2021.

My Commission Expires: 3/4/24

Patricia Nicholls
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Karen Suggs, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 27, 2021.

(AFFIANT) – Karen Suggs

09/27/2021
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 27th day of September, 2021.

My commission expires: 3/6/24

Notary Public

PATRICIA M. NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY