THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36862-01-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,143,275.00. Affiant Subscribed and sworn to before me this 11th day of February, 2022. Notary Public My Commission Expires: 4/30/22

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Brian Burns 828A Argyle Avenue Nashville, TN 37203	Same as owner	Map and Parcel No.: 105 06 0G 001.00

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, **Kurt L. Whitcher, a single person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian Burns, an unmarried man** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 828A Argyle Avenue, Nashville, TN 37203.

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

And Grantor covenants that he 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 819088 DEEDWARR
03/10/2022 10:55:30 AM 4 pgs
Fees: $23.00 Taxes: $4,230.12
20220310-0027715

IN WITNESS WHEREOF, Grantor has executed this instrument on the 11th day of February, 2022.

Kurt L. Whitcher by George E. Mudter, Jr., his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George E. Mudter, Jr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Kurt L. Whitcher, and he is authorized by Kurt L. Whitcher to execute this instrument on his/her behalf.

Witness my hand, at office, this 11th day of February, 2022.

Notary Public

My Commission Expires: 7/26/25

ALICE J. STEWART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 26, 2025

EXHIBIT "A"

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 828 West Argyle Homes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 828 West Argyle Homes, a Horizontal Property Regime, of record in Instrument Number 20150126-0007479, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Kurt L. Whitcher, a single person, by Warranty Deed from Aaron M. McGill and Katie J. McGill, husband and wife, of record in Instrument No. 20210615-0080448, in the Register's Office of Davidson County, Tennessee, dated June 11, 2021 and recorded on June 15, 2021.

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.

This conveyance is made subject to:

1. 2022 City/County Taxes, a lien but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.

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

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

Certificate of Authenticity

I, Tiffany Rooker, 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 **2/14/2022**.

Date

Tiffany Rooker

Affiant Signature

2/14/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **14th** day of **February**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON