WARRANTY DEED

Karen Johnson Davidson County
Batch# 847200 DEEDWARR
04/28/2022 11:39:05 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20220428-0049241

JM-VRE-22-4006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

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)
Eric Toline and Sheena Toline	**Regions Bank d/b/a Regions Mortgage**	
(NAME)	(NAME)	
3605 Westbrook Avenue	**P.O. Box 200401**	**103-08-0F-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Florence, SC 29502**	
(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, **HAMZAH WHATLEY AND KATHERINE WHATLEY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERIC TOLINE AND SHEENA TOLINE, 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 Unit 4006 on the Plan of Cambridge Place West Condominiums, as established under Exhibit "c" of Master Deed of record in Instrument Number 20070201-0013230, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Hamzah Whatley and Katherine Whatley, husband and wife by Warranty deed from Jessica A. Bennett, an unmarried woman of record in Instrument No. 20201228-0153692 Register's Office for Davidson County, Tennessee, dated December 21, 2020 and recorded on December 28, 2020.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record in Plat Book 421, Page 31, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Cambridge Place West of record in Instrument Number 20070201-0013230, Register's Office for Davidson County, Tennessee.
- Charter of Cambridge Place West Homeowner's Association, Inc. of record in Instrument Number 20070119-0007990, in the Register's Office for Davidson County, Tennessee.
- By-Laws of the Cambridge Place West Homeowners Association, Inc. attached as Exhibit "B" in the Master Deed for Cambridge Place West of record in Instrument Number 20070201-0013230, in the Register's Office for Davidson County, Tennessee.
- Attorney's Certificate of record in Instrument Number 20070201-0013231, in the Register's Office for Davidson County, Tennessee.
- Title to that portion of the premises embraced within the bounds of Mockingbird Road (now closed).
- Amendment to Master Deed for Cambridge Place West a Horizontal Property Regime of record in Instrument Number 20201228-0153690 and Affidavit recorded in 20201228-0153691 , in the 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: **4006 Cambridge Ave, Nashville, Tennessee 37205.**

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 19th DAY OF APRIL, 2022.

Hamzah Whatley

Katherine Whatley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 19th of April, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/07/2023
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 19th of April, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/07/2023
DAVIDSON COUNTY

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