# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JANUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: 11/24/07
(AFFIX SEAL)

SHARON M. GARNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Tina M. Iverson | New Owner | 104-13 |
| (NAME) | (NAME) | |
| 3634 Valley Vista Road | | 189.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37205 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **DOUGLAS B. WHITE AND WIFE, PEGGY L. WHITE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TINA M. IVERSON, 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:

**SEE ATTACHED EXHIBIT A**

unimproved ☐

This is improved ☒ property, known as 3634 Valley Vista Road, Nashville, TN 37205
(House Number) (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 5th day of January, 2005.

Davidson County DEEDWARR
Recvd: 01/11/05 10:48 2 pgs
Fees:13.00 Taxes:1295.00
20050111-0004035

Douglas B. White

Peggy L. White

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 Douglas B. White and wife, Peggy L. White , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of January, 2005.

Commission expires:

JOHN GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Exp. 3/26/05

Notary Public

# EXHIBIT A

Being all of Lot 2 and the westerly 20 feet of Lot 3, Plan of Bellwood, Block A, as of record in Plat Book 547, Page 149, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 and part of Lot No. 3 front together 80 feet on the northerly side of Valley Vista Road and extend back between lines, 196.27 feet, more or less, on the easterly line and 196.62 feet on the westerly line to a dead line in the rear, measuring 80 feet thereon.

Included in the above description but excluded therefrom is the following tract of land conveyed to Douglas B. White and wife, Peggy L. White, by deed from D & R Properties, dated June 11, 2004, and filed for record in Inst. No. 20040615-0070747, Register's Office for Davidson County, Tennessee.

BEGINNING at an iron pin in the SW corner of Lot No. 2 on the Plan of Bellwood; thence along Valley Vista Drive, N 67 deg. 14' 01" W 39.44 feet to an iron pin at the SE corner of property owned by Douglas B. White, et ux, (DB 9015-830, RODCT), and being Lot No. 38 on the Plan of Whitworth, Phase 2, of record in Plat Book 7900, page 470, said Register's Office, thence in a northeasterly direction along the easterly line of White, N 71 deg. 12' 19" E 31.18 feet to an iron pin; thence continuing with said easterly line in a northerly direction, N 30 deg. 41' 42" E 134.63 feet to an iron pin at the NE corner of said White property; thence leaving said corner, N 30 deg 56' 33" E 4.3 feet to an iron pin; thence in a northeasterly direction N 65 deg. 00' 24" E 10.52 feet to an iron pin; thence in a southerly direction S 26 deg. 15' 44" W 166.38 feet to the point of beginning.

Being the same property conveyed to Douglas B. White and wife, Peggy L. White, by Quitclaim deed from D & R Properties, GP, of record in Inst. No. 20041201-0142688, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); and, (b) all matters appearing on the plan of record in Book 547, page 149, said Register's Office.