This space for Register's Office:

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20051209-0148319

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
116 Wilson Pike Circle Ste 251
Brentwood, TN 37027

**ADDRESS NEW OWNER:**
**John Michael White**
**600 Pekoe Circle**
**Antioch, TN 37013**

**SEND TAX BILLS TO:**

**New Owner**

**Map # 150-10-214**

# WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

**For the consideration** of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, Rufus Charles Shanlever III unmarried hereinafter called the **Grantors**, do hereby convey unto John Michael White Single hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

. Land in Davidson County, Tennessee, being known as Lot No. 39 on the Plan of Section 3, Jamestown Estates, of record in Plat Book 6900, Page 866, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Rufus Charles Shanlever, III, unmarried on April 28, 1998 by Warranty Deed of record in Book 10916, Page 874, Register's Office for said County.

Physical Address: 600 Pekoe Circle, Antioch, TN 37013.

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

**This is improved property known as 600 Pekoe Circle Antioch, TN 37013**

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

**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, Grantee's heirs or assigns, forever.

**GRANTORS COVENANT** with the said Grantee that Grantor is lawfully seized and

possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER CONVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

**IN WITNESS WHEREOF**, We have hereunto set our hands and seals this 6 day of December, 2005.

Rufus Charles Shanlever III

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Rufus Charles Shanlever III known to me to be the persons whose name is subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 6 day of December 2005.

Notary Public in and for the
State of Tennessee

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TN

My Commission Expires: 6/22/08

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STATE OF TENNESSEE
COUNTY OF Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $ 135,000.00.

Affiant

Sworn and subscribed before me on 12/6/2005.

Notary Public

My Commission Expires: 6/22/2008.

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TN