File No. 260201712

**WARRANTY DEED**

MARITA A. HAEGELE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 03/27/06 13:33 2 pgs
Fees:13.00 Taxes:667.48
20060327-0034645

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Chris Littrell | Chris Littrell | 108-04-0-B-006.00CO |
| (NAME) 3429 White Pine Drive | (NAME) 3429 White Pine DRive | |
| (ADDRESS) Nashville, TN 37214 | (ADDRESS) Nashville,TN 37214 | |
| (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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Beth Scarbrough and husband Scott Scarbrough , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chris Littrell and Christine Jeffrey, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

***Being Lot No. 6 on the Plan of White Pine Estates, a Residential Planned Unit Development of record in Instrument No. 200007130069319, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.***

***Being the same property conveyed to Beth Scarbrough and husband, Scott Scarbrough by deed from Jack Williams Construction Co., Inc. of record in Instrument No. 200101080002010, Register's Office for said County.***

***Easement recorded in instrument no. 200310140152030 as shown in the Register's Office of Davidson County, TN.***

***This conveyance is subject to the declaration of covenants, by-laws, charter for homeowner association, conditions and restrictions of record for White Pine Estates of record in Instrument No. 200101050001925.***

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.

unimproved ☐

This is improved ☒ property, known as 3429 White Pine Drive, Nashville, TN 37214
(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 GRANTEE(S), his/her/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), his/her/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 17th day of March, 2006.

Scott Scarbrough by Lisa McCloskey, atty-in-fact
Scott Scarbrough by Lisa McCloskey, atty-in-fact

Beth Scarbrough by Lisa McCloskey, atty-in-fact
Beth Scarbrough by Lisa McCloskey, atty-in-fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Lisa McCloskey, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Beth Scarbrough, as her Attorney In Fact, under Power of Attorney bearing Inst. No. _____, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Beth Scarbrough, under said Power of Attorney.

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 21st day of March, 2006.

My Commission Expires: _____

Jessica Talbott
Notary Public

JESSICA TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN
My Commission Expires MAY 24, 2008

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Lisa McCloskey, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Scott Scarbrough, as her Attorney In Fact, under Power of Attorney bearing Inst. No. _____, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Scott Scarbrough, under said Power of Attorney.

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 21st day of March, 2006.

My Commission Expires: _____

Jessica Talbott
Notary Public

JESSICA TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN
My Commission Expires MAY 24, 2008

**File Number: 260201712**
**RETURN TO:**
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Mt. Juliet, TN 37122