WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,400.00

Michael Hunter White
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Hunter White	**First Horizon Home Loan Corporation d/b/a First Tennessee Home Loans**	**Map 161-10-B**
(NAME) **416 Windsor Court**	(NAME) **15555 West Walnut Hill Lane**	**Parcel 54.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Irving, TX 75038**	
(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, **CHAD HUMPHREY AND WIFE, STACY HUMPHREY** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL HUNTER WHITE, UNMARRIED, AND JAMES QUINN,** MARRIED, 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:

Land in Davidson County, Tennessee, being Lot No. 245 n the Second Revision, Phase Six, Villages of Brentwood, of record in Plat Book 6900, page 316, Register's Office for Davidson County, Tennessee. to which reference is hereby made for a more complete description.

Being the same property conveyed to Chad Humphrey by deed from Matthew Davidson and wife, Tiffany Davidson, filed for record October 5, 2005 as Instrument No. 20051005-0119886, Register's Office fro Davidson County, Tennessee.

Stacy Humphrey joins in executing this Warranty Deed to convey any and all martial rights she may have in subject property.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2007 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 6900, page 316, said Register's Office; (c) Restrictive covenants contained in Book 6143, page 11, as amended in Book 7207,page 251, said Register's Office; and (d) Charter of record in Book 6158, page 352, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 416 Windsor Court, Nashville, TN 37211

(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 2nd day of March, 2007.

Chad Humprey

Stacy Humphrey

Davidson County DEEDWARR
Recvd: 03/06/07 11:15 2 pgs
Fees:13.00 Taxes:748.88

20070306-0027534

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Chad Humphrey and Stacy Humphrey the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of March, 2007.

Commission expires:

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

Notary Public