WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February 2007.

Notary Public

MY COMMISSION EXPIRES: May 14, 2008.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/12/07 09:47 2 pgs
Fees:13.00 Taxes:471.75
20070312-0029818

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC ANDREW GRISHAM

THIS INSTRUMENT WAS PREPARED BY
U.S. Title Partners, Inc., 7101 Executive Center Drive, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Grisham	Andrew Grisham	150-0800-84.00
(NAME)	(NAME)	
913 Elmington Court	913 Elmington Court	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(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, Aaron B. White and wife, Julia White, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Teresa L. Cosgrove, a married person, and Andrew P. Grisham, a married person, 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 476, PLAN OF TOWNE VILLAGE OF THE COUNTRY, Section 5, as shown on plat of record in Plat Book 6250, Page 783 and 784, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Aaron B. White joined by spouse Julia White to Aaron B. White and Julia White, husband and wife as joint tenants with right of survivorship as recorded on the 9th day of May, 2002 in Instrument No. 20020509-0057303 and Warranty Deed from Robert M. Glick etux, Mitzi T. Glick to Aaron B. White, a single man as recorded on the 13th day of April, 2000 in Instrument No. 200004130037410, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐

This is improved ☒ property, known as 3544 Country Way, Antioch, TN 37013
(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 _____ day of February, 2007.

_____ Aaron B. White

Aaron B. White

_____ Julia White

Julia White

NOTARY AFFIDAVIT

State of TENNESSEE, County of WILLIAMSON }SS:

On FEBRUARY 27, 2007 before me, the Undersigned, a Notary Public in and for said state, personally appeared

AARON B. WHITE AND WIFE, JULIA WHITE

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

(seal)

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC ANDREW P. GRISHAM

Signature _____

Printed name: Andrew P. Grisham

My commission expires: 5.14.08