WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/08/07 13:24 2 pgs
Fees:13.00 Taxes:728.90

20070508-0055266

MARY ANNE HARDAWAY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00

Peggy Tucker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of May, 2007.

Notary Public

MY COMMISSION EXPIRES: 2-23-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peggy Tucker	Countrywide Home Loans, Inc. dba America's Wholesale Lender	
(NAME) 213 Freda Villa	(NAME) 750 Old Hickory Boulevard	05111006300
(ADDRESS) Madison, Tennessee 37115	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20070972

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Betty B. Whitten**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Peggy Tucker**, unmarried hereinafter called the GRANTEE, **his/her** 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 213 Freda Villa, Madison, TN 37115-5105

(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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 7th day of May, 2007.

Betty B. Whitten

Thomas Whitten

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Betty B. Whitten and Thomas Whitten the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Betty B. Whitten and Thomas Whitten executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of May, 2007.

Commission expires: 2-23-08

MARY ANNE HARDAWAY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Oakland Acres, Section 7, as of record in Book 2663, page 108, Register's Office for said County. Said Lot No. 74 fronts 122 feet on the easterly side of Freda Villa and runs back 350.4 feet on the northerly line and 352.4 feet on the southerly line to the westerly margin of the right-of-way of the L & N Railroad measuring 122 feet thereon.

BEING all of the same property conveyed to Richard L. Vickery and wife, Betty B. Vickery by Warranty Deed from R. J. Welch and wife, Kathryn E. Welch dated October 23, 1984 of record in Book 6412, Page 131, Register's Office for Davidson County, Tennessee Richard L. Vickery having since died, leaving Betty B. Vickery as surviving tenant by the entirety. Betty B. Vickery is now known as Betty Whitten.