6070365

Return To:

This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
6070365

Davidson County DEEDWARR
Recvd: 07/23/07 12:46 2 pgs
Fees:13.00 Taxes:573.50
20070723-0087172

Send Tax Bills To:
NEW OWNER

New Owner is:
Allen Lee White
652 Topeka Drive
Hermitage, TN 37076

MAP & PARCEL: 075-08-065.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Christopher E. Ziegler,unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Allen Lee White and wife, Annita Mae White**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **652 Topeka Drive, Hermitage, TN 37076**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 226 on the Map of Tulip Grove Subdivision, Section IV, as of record in Book 4175, [age 12, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Christopher E. Ziegler, unmarried, from Todd R. McWilliams and wife, Jamie H. McWilliams by deed dated 7-16-98 and recorded in Book 11024, page 672, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

CC

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 19th day of July, 2007.

GRANTOR(S):

Christopher E. Ziegler

CHRISTOPHER E. ZIEGLER

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Christopher E. Ziegler,unmarried**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 19th day of July, 2007.

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

Peggy S. Hill

NOTARY PUBLIC
My Commission Expires: 07-25-09

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$155,000.00**.

Robert E. Staley

AFFIANT

SWORN TO and subscribed before me this 19th day of July, 2007.

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

Peggy S. Hill

NOTARY PUBLIC
My commission expires: 07-25-09