Davidson County DEEDWARR
Recvd: 01/22/08 10:49 3 pgs
Fees:18.00 Taxes:1148.85
20080122-0006405

(2)

This Instrument Prepared by Harry Schmitt
Two Devon Square 744 W. Lancaster Ave.
Wayne, PA 19087-2594

STFM-16905

# WARRANTY DEED

**THIS INDENTURE,** made this 7th day of January, A.D., 2008, between **Eleanore F. Walker, Joseph T. Hartman, and Terrell R. Johnson, Trustees under the Declaration of Trust dated May 1, 2003** of the City of Wayne, State of Pennsylvania, First Parties, and William T. White and Jennifer D. White, husband and wife

of the City of Nolensville, State of Tennessee, Second Parties

**WITNESSETH;** that said First Parties, for and in consideration of the sum of ten & 00/100 Dollars ($ 10.00 ------) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Land in Davidson County, Tennessee, Being Lot No. 174 on the Final Plat of Burkitt Place, Phase 1A, Section 2, as shown by plat appearing of record in Instrument No. 20060315-0029571, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20060427-0048556, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eleanore F. Walker, Joseph T. Hartman, Terrell R. Johnson, Trustees under the Declaration of Trust dated May 1, 2003, by Warranty Deed from Vivian Valtas, Trustee of the Valtas Family Revocable Trust, of record in Instrument No. 20080122000 6403, Register's Office for Davidson County, Tennessee.

Notwithstanding anything to the contrary contained herein, Grantor covenants to defend title on the Grantees against all claims arising by, through, or under Grantor, and no others.

And by Authority set forth under Declaration of Trust dated May 1, 2003, any one Trustee thereunder may act for all the Trustees.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their successors, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from allencumbrances except see Exhibit "A" attached hereto.

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either **singular or plural,** as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.)

_____(L.S.) Joseph T. Hartman (L.S.)
Trustee under Declaration
of Trust dated May 1, 2003

**STATE OF PENNSYLVANIA** }
**COUNTY OF ~~Chester~~ Montgomery** }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Joseph T Hartman, **Trustees under Declaration of Trust dated May 1, 2003**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in Montgomery County, this 8 day of Jan 2008

Notary Public

My Commission expires _____

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Harry A. Schmitt, Notary Public
City of Wayne, Montgomery County
My commission expires February 23, 2011

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER William T. White and wife Jennifer D. White
ADDRESS 8521 Gainsford Lane
Nolensville, Tn 37135

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
GMAC Mortgage Corp
ADDRESS P.O. Box 4025
Coraopolis, PA 15108

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 310,500.00 -- Affiant JoAnn B Susemiehl

Subscribed and sworn to before me this 17 day of Jan 20 08.

Notary Public

4/22/09

LARRY N WESTBROOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

EXHIBIT 'A'

1. All REAL PROPERTY taxes for the year 2008 and subsequent years, A LIEN, not yet due and payable (MAP 186-04-0A, PARCEL 064.00CO).

2. All matters as set forth on the Plat of record in PUD Boundary Plat Instrument No. 20050920-0113225; 20060315-0029571; and Surveyor's Correction of Instrument No. 20060427-0048556, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Storm Water Detention Agreement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument Number 20060427-0048083, Register's Office for DAVIDSON County, Tennessee.

4. Easement Agreement of record in Instrument Number 20060317-0030915, Register's Office for DAVIDSON County, Tennessee.

5. Stormwater Detention Agreement to Metropolitan Government of Nashville and Davidson County, Tennessee, of Instrument Number 20050706-0077438, Register's Office for DAVIDSON County, Tennessee.

6. Easement and Contribution Agreement of record in Instrument Number 20050816-0096915, Register's Office for DAVIDSON County, Tennessee.

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument Number 20050908-0108101, Register's Office for DAVIDSON County, Tennessee.

8. Notice of Completion of record in Instrument Number 20070112-0005439, Register's Office for DAVIDSON County, Tennessee.

9. Declaration of Covenants, Conditions and Restrictions for Burkitt Place of record in Instrument Number 20060306-0025388 and as amended of record in Instrument Number 20070202-0014304, Register's Office for DAVIDSON County, Tennessee.