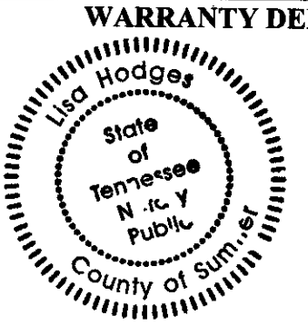
File No. 280100839

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,900.00

Evan M. Willhite
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 02/12/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
505 E. Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 02/11/08 10:53 2 pgs
Fees:13.00 Taxes:639.73

20080211-0013658

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Evan M. Willhite	Taylor, Bean + Whitaker Mortgage Corp.	Map 018-16, Parcel 211.00
(NAME)	(NAME)	
331 Moncrief Avenue	1417 N. Magnolia Ave.	
(ADDRESS)	(ADDRESS)	
Goodlettsville, Tennessee 37072	Ocala, FL 34475-9078	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JOSEPH A. PEDRO, unmarried,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EVAN M. WILLHITE and wife, AMANDA O. WILLHITE,** HEREINAFTER CALLED THE GRANTEE(S), Their HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

PARCEL 1:

LAND in the Tenth Civil District of Davidson County, Tennessee. All except the southerly ten feet of Lot No. 29 on the Map of Moncrief Subdivision of the Allen Mathes' Lands as shown by survey of Eric Drake County Surveyor of Davidson County, Tennessee.

Said Northerly part of Lot No. 29 fronts 50 feet, 10 feet North of the North side of Moncrief Avenue and runs back on East line 288.7 feet and runs back on the West side 305.4 feet and shows 53.7 feet on the back side being the same property as of record in Book 1082, Page 667, Register's Office for Davidson County, Tennessee.

PARCEL 2:

BEING the easterly 25 feet of Lot No. 30 of the Moncrief Subdivision of the Allen Mathes' Lands, as shown by survey of Eric Drake, County Surveyor for the Davidson County, Tennessee.

Said 25 feet of Lot No. 30 runs back 322 feet on its westerly margin and approximately 314 feet on its easterly margin.

BEING the same property conveyed to Joseph A. Pedro by Warranty Deed dated February 16, 2006 from Renee Young Roberts, a married person, of record in Instrument No. 20060222-0020427, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 331 Moncrief Avenue, Goodlettsville, TN 37072
(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(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hands this 6th day of February, 2008.

Joseph A. Pedro

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Joseph A. Pedro, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this the 6th day of February, 2008.

Commission expires: 02/12/08

Notary Public

Lisa Hodges
State of Tennessee
Notary Public
County of Sumner

File Number: 280100839

RETURN TO:
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075