# WARRANTY DEED

IVA J. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

CLG TITLE AND ESCROW SERVICES, LLC
CHEATHAM COUNTY, TENN.

File No.: 2008050006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of July, 2008

Notary Public

MY COMMISSION EXPIRES: 1-12-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
**CLG Title and Escrow Services, LLC**
1104 Fatherland Street Ste B, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David S. White | NEW OWNER | 083-03-0-131.00 |
| (NAME) 1310 Riverside Dr. | (NAME) SAME | |
| (ADDRESS) Nashville, TN 37206 | (ADDRESS) | |
| (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, I/WE, Russell M. Bearden and wife, Leah V. Bearden, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David S. White, 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 Number 13 on the Map of Mrs. Minnie E. Martin's Subdivision of Lot No. 58 and part of 59, Brownville, of record in Book 547, Page 137, Register's Office for said County, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Russell M. Bearden and wife, Leah V. Bearden by Warranty Deed from Gregory B. Pitts and wife, Virginia N. Pitts dated 09/23/98, recorded in Book 11130, Page 589, Register's Office for Davidson County, Tennessee. Approval to sell, pursuant to Bankruptcy Case No. 305-0527, granted by Keith M. Lundin, U.S. Bankruptcy Judge on 6/17/2008.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1310 Riverside Dr., Nashville, TN 37206
(House Number) (Street) (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 my/our hand(s) this 1st day of July, 2008.

Russell M. Bearden

Leah V. Bearden

Davidson County DEEDWARR
Recvd: 07/02/08 15:57 2 pgs
Fees:13.00 Taxes:684.50
20080702-0068656

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Russell M. Bearden and wife, Leah V. Bearden, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 1st day of July, 2008.

Amanda Vaughn
Notary Public

AMANDA VAUGHN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 1/24/09

**RETURN TO:**

**CLG Title and Escrow Services, LLC**
**1104 Fatherland Street Ste B**
**Nashville, TN 37206**