20-1-329

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 10/23/08 09:10 2 pgs
Fees:13.00 Taxes:417.92

20081023-0106019

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 17th day of October, 2008 by and between **Laura M. White and Jason Brent White**, hereinafter referred to as GRANTOR, and **LWB, LLC**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lots 64 & 65 on the Plan of West End Park Terrace of record in Plat Book 547, page 36, Register's Office for Davidson County, Tennessee. Said Lots front together 50.0 feet on the Southerly margin of Theresa Avenue and extend back 125.0 feet on the Easterly line and 125.0 feet on the Westerly line to a dead line in the rear, measuring 54.0 feet thereon.

This Conveyance is Subject to the Following:
1) Easement for Sewer Line of record in Book 2033, page 98, Register's Office for said County

Being the same property conveyed to Laura M. Martin, a married woman, by Special Warranty Deed from Conseco Finance Servicing Corp. dated November 15, 2002 and recorded November 22, 2002 of record in Instrument No. 20021122-0145679, Register's Office for Davidson County, Tennessee. By Final Decree of Divorce, filed May 2, 2005, property is vested as Laura M. Martin n/k/a Laura Michelle Minor. Laura Michelle Minor has since married and is now known as Laura Michelle White and Jason Brent White joins in htis conveyance to relinquish all of his marital rights.

This is [ ]improved [X]unimproved property known as: **413 Theresa Drive, Nashville, TN 37205**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Laura M. White

Laura M. White

Jason Brent White

Jason Brent White

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Laura M. White and Jason Brent White, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 17th day of October, 2008.

Carrie Hughes
Notary Public

CARRIE HUGHES STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 22, 2009

Name and Address of Property Owner:
LWB, LLC
413 Theresa Drive, Nashville, TN 37205

Send Tax Statements to:

1201 Shelby Avenue
Nashville, TN 37206

Map & Parcel 104.01-0-341.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $112,950.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 17th day of October, 2008.

Carrie Hughes
Notary Public

CARRIE HUGHES STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 22, 2009

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