WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090032994 DEEDWARR
Recvd: 05/19/09 13:41 2 pgs
Fees:13.00 Taxes:651.20

20090519-0046056

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $176,000.00.

Michael Dewey
Affiant

Subscribed and sworn to me on May 14, 2009.

Todd A. Bricker
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE Todd A. Bricker My Commission Expires May 22, 2010 STATE OF TENNESSEE

TODD A. BRICKER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #23951SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jeffrey Whiting 538 Brewer Street Nashville, TN 37211	New Owner	161-03-7

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Michael Dewey and wife Elizabeth Dewey, hereinafter called **"GRANTORS,"** has bargained and sold, and by these presents does transfer and convey unto Jeffrey Whiting, a single man, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Whispering Hills, Section IV, of record in book 2900, page 22, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Michael Dewey, unmarried, by Deed from Brian R. Jenkins, an unmarried man, of record as Instrument No. 20060502-0050420 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2009 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to matters shown on plan of record in Book 2900, page 22, in the Register's Office for Davidson County, Tennessee.
3. Subject to Restrictive Covenants of record in Book 2930, page 75, in said Register's Office.
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 538 Brewer Street, Nashville, TN 37211.

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, his heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands on May 14, 2009.

Michael Dewey

Michael Dewey

Elizabeth Dewey

Elizabeth Dewey

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 14, 2009, before me personally appeared Michael Dewey and Elizabeth Dewey to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on May 14, 2009.

Todd A. Bricker

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212