WARRANTY DEED

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2009.

Notary Public

MY COMMISSION EXPIRES: May 22, 2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC, 5560 Franklin Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Erica M. Barnes	Fifth Third Mortgage	161-10-0-A-224.00CO
(NAME)	(NAME)	
4937 Yorkshire Road	5050 Kingsley Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Cincinnati, OH 45263	
(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, WE, Melissa Whited and Brent Whited, wife and husband, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Erica M. Barnes, unmarried, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit;

Being Lot No. 329 on the Plan of Phase Three, Villages of Brentwood, of record in Plat Book 6250, Page 918, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING all of the same property conveyed to Melissa Whited and Brent Whited, wife and husband Husband and wife by Warranty Deed from Derek A. Damin and Shauna Damin, Husband and Wife, of record in Instrument No. 20040617-0071694, Register's Office for Davidson County, Tennessee.

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 4937 Yorkshire Road, Nashville, TN 37211
(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 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 our hands this ~~31st~~ 17th day of July, 2009.

Melissa Whited

Brent Whited

BILL GARRETT, Davidson County
Trans:T20090052120 DEEDWARR
Recvd: 08/03/09 09:29 2 pgs
Fees:13.00 Taxes:610.50
20090803-0072206

STATE OF Tennessee

COUNTY OF Davidson

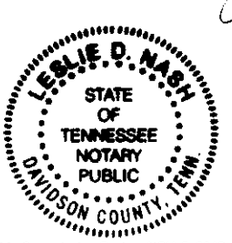
On this ~~31st~~ 1st day of July, 2009, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Melissa Whited and Brent Whited**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

_____

Notary Public,



My Commission Expires NOV. 7, 2012