BILL GARRETT, Davidson County
Trans:T20100018058 DEEDWARR
Recvd: 03/29/10 10:39 3 pgs
Fees:18.00 Taxes:425.50

20100329-0023055

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

Subscribed and sworn to before me, this 24TH DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: 11-7-11

(AFFIX SEAL) MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires NOV.7, 2011

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pat White	same	Map 25-12, parcel 34.00
	(NAME)	
711 Cerro Vista		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Michael E. Walrond and Tancy Walrond Bridges and Marcy Walrond Towns, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Pat White, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 25 ON THE MAP OF CLARK PLACE, SECTION IV, AS OF RECORD IN BOOK 2331, PAGE 74, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 25 FRONTS 107 FEET ON THE WEST SIDE OF CERRO VISTA DRIVE AND RUNS BACK 277.5 FEET ON THE NORTH LINE AND 282.3 FEET ON THE SOUTH LINE, TO A DEAD LINE IN THE REAR, ON WHICH IT MEASURES 107.5 FEET.

BEING THE SAME PROPERTY CONVEYED TO DARREL E. WALROND AND WIFE, MILBURN J. WALROND, BY WARRANTY DEED FROM R.B. ELIZER ANDF WIFE, MARY S. ELIZER, OF RECORD IN BOOK 2538, PAGE 281, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THE SAID MILBURN J. WALROND HAVING SINCE DIED ON June 24, 1998, THE PROPERTY VESTED IN HER SURVIVING SPOUSE, DARREL E. WALROND. DARREL E. WALROND DIED ON NOVEMBER 23, 2006, AND BY HIS LAST WILL AND TESTAMENT FILED IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, TO DOCKET NO. 07P-21, THE PROPERTY VESTS IN HIS SON, MICHAEL E. WALROND (A ONE-HALF UNDIVIDED INTEREST), AND HIS TWO GRANDCHILDREN, TANCY WALROND BRIDGES (A ONE-FOURTH UNDIVIDED INTEREST) AND MARCY WALROND TOWNES (A ONE-FOURTH UNDIVIDED INTEREST), THE GRANTORS HEREIN.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 711 Cerro Vista, 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 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 24th day of March, 2010.

Tancy Walrond Bridges

Michael E. Walrond

WARRANTY DEED
(Continued)

Michael E. Walrond

Tancy Walrond Bridges

Marcy Walrond Towns

STATE OF NEW YORK

COUNTY OF New York

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARCY WALROND TOWNS, the herein bargainor), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of March, 2010.

Notary Public

My Commission Expires:

(SEAL) 7/12/2012

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

THOMAS D. MONROE
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN NEW YORK COUNTY
NO. 01MO6112661 MY COMMISSION EXPIRES JULY 12, 2012

Personal Acknowledgment [TCA § 66-22-107(a)]

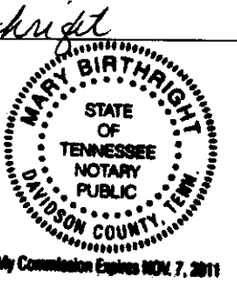
State of TENNESSEE)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State MICHAEL E. WALROND, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of March, 2010.

Mary Birthright
Notary Public

My commission expires: 11-7-11



Personal Acknowledgment [TCA § 66-22-107(a)]

State of TENNESSEE)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, TANCY WALROND BRIDGES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of March, 2010.

Mary Birthright
Notary Public

My commission expires: 11-7-11

