WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110000155 DEEDWARR
Recvd: 01/03/11 10:04 2 pgs
Fees:13.00 Taxes:555.00
20110103-0000244

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF DECEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 8/16/12
(AFFIX SEAL)

JANE GRAZER
NOTARY PUBLIC
TENNESSEE
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa [illegible] Ryan	same address	
(NAME)	(NAME)	90-12-230
6210 Freedom Drive	as new owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **BRADLEY W. WHITFIELD, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TERESA [illegible] RYAN, 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:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Westboro, Section 5 of record in Plat Book 3300, page 3, as amended in Plat Book 3309, page 16, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jamie Nicole Antee, unmarried, by Cash Deed For Tennessee from The Secretary of Housing and Urban Development of Washington D.C, of record in Instrument No. 20100224-0013963, Register's Office for Davidson County, Tennessee, dated February 19, 2010. Being the same property further conveyed to Jamie Nicole Antee and Bradley W. Whitfield, as Tenants in the Common by Quitclaim Deed from Jamie Nicole Antee, of record in Instrument No. 20100415-0028442, Register's Office for Davidson County, Tennessee, dated February 19, 2010. Being the same property further conveyed to Bradley W. Whitfield by Quitclaim Deed from Jamie Nicole Antee, of record in Instrument No. 20100927-0076646, Registers Office for Davidson County, Tennessee, dated September 22, 2010.

This conveyance is subject to (a) 2010 real property taxes, which have been paid; (b) all matters appearing on the plan of record in Plat Book 3300, page 3, as amended in Plat Book 3309, page 16, said Register's Office; and (c) restrictive covenants of record in Book 3247, page 333, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 6210 Freedom Drive, Nashville, TN 37209

(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 hand this 17th day of December, 2010.

Bradley W. Whitfield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bradley W. Whitfield, the 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 and official seal at Nashville, Tennessee this 17th day of December, 2010.

Notary Public

CHRISTINE L. LIND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires OCT 21, 2013

LIMESTONE TITLE & ESCROW, LLC

After Recording Return To:
Limestone Title & Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, TN 37027