WARRANTY DEED BOX 10-A	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 2011. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

CHRISTINE L. LAMB
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires OCT 21, 2013

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
Samuel L. Davis	New Owner	
(NAME) 2426 Dundee Lane	(NAME)	72-7-34 (Tract I)
(ADDRESS) Nashville, TN 37214	(ADDRESS)	72-7-35 (Tract II)
(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, **MARGARET WHITFIELD, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAMUEL L. DAVIS,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I:
Land in Davidson County, Tennessee, being part of Lots 20 and 21 on the plat of subdivision of the Mora Sharpe Lands, as of record in Plat Book 547, page 114, Register's Office for said County, described as follows:

Beginning on the westerly margin of Riverside Drive at a point 150 feet south of the southern margin of Shelton Avenue; thence westerly 174 feet more or less to the line between Lots 19 and 20 on the said plan said point being 150 feet south of Shelton Avenue; thence southerly with this line 50 feet; thence easterly 174 feet, more or less, to the westerly margin of Riverside Drive; thence northerly with same 57 feet to the beginning.

Tract II:
Land in Davidson County, Tennessee, being part of Lots Nos. 20 and 21 on the Plan of a Part of the Mora Sharpe Lands, as of record in Plat Book 547, page 114, Register's Office of Davidson County, Tennessee. Said parts of Lots Nos. 20 and 21 are described as follows:

Beginning at a point in the westerly boundary line of Riverside Drive and the easterly boundary line of Lot No. 21, 207.5 feet southerly from the north east corner of Lot No. 21, McCormick's present southeast corner thence southerly with the easterly boundary line Lot No. 21, 50 feet more or less to the southeast corner of Lot No. 21, thence westerly with the southerly boundary lines of Lots 20 and 21, 180 feet to the southwest corner of Lot No. 20, thence northerly with the westerly boundary line of Lot No. 20 and the easterly boundary line of Lot No. 19, 50 feet more or less to a point in said boundary line McCormick's present southwest corner, thence easterly with McCormick's southern boundary line 180 feet more or less to the point of beginning.

Being the same property conveyed to Margaret Whitfield by deed from Fannie Mae a/k/a Federal National Mortgage Association, of record as Instrument No. 20110106-0001685, Register's Office for Davidson County, Tennessee.

This is not the principal place of residence of the Grantor named herein.

This conveyance is subject to 2011 real property taxes.

BILL GARRETT, Davidson County
Trans:T20110038154 DEEDWARR
Recvd: 06/27/11 09:39 2 pgs
Fees:13.00 Taxes:296.00
20110627-0048828

unimproved ☐

This is improved ☒ property, known as 2358 Riverside Drive, Nashville, TN 37216

(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 24th day of June, 2011.

Margaret 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 Margaret Whitfield, the 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 at Nashville, Tennessee this 24th day of June, 2011.

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

Notary Public

My Commission Expires OCT 21, 2013