WARRANTY DEED

R-VRES-11-3968

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF June, 2011.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessalynn Whyte	First Bank	
3968 Atkins Drive (ADDRESS)	2021 Hamilton Place Blvd., Ste. A (NAME) (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Chattanooga, TN 37421 (CITY) (STATE) (ZIP)	134-9-38.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KARA J. COMP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JESSALYNN WHYTE AND HUSBAND, OMARI WHYTE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

J.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 14, WOODLAND HILLS, PHASE ONE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGES 666 THRU 669, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM BENJAMIN A. SESAR TO KARA J. COMP AS RECORDED ON THE 6TH DAY OF MAY, 2003 IN INSTRUMENT NO. 20030506-0060028 AND DEED FROM NORMA FAYE WILSON, UNMARRIED TO BENJAMIN A. SESAR, UNMARRIED, AND KARA J. COMP, UNMARRIED AS RECORDED ON THE 22ND DAY OF JULY, 1998 IN BOOK 11030, PAGE 525, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN 6900, PAGE 666-669; BOOK 7564, PAGE 404; BOOK 7632, PAGE 947; BOOK 3103, PAGE 37; BOOK 7262, PAGE 388; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 3968 Atkins Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20110039159 DEEDWARR
Recvd: 06/30/11 10:13 2 pgs
Fees:13.00 Taxes:462.50
20110630-0050035

Witness my/our hand(s) this 23rd day of June, 2011.

Kara J. Comp

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kara J. Comp, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of June, 2011.

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903