WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110045409 DEEDWARR
Recvd: 07/27/11 10:13 3 pgs
Fees:18.00 Taxes:906.13

20110727-0057363

STATE OF MISSISSIPPI
COUNTY OF Tunica

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,900.00

Kathy Lane Whittington

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF July, 2011

Notary Public

MY COMMISSION EXPIRES: June 30, 2014

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 117593 KIMBERLY PRICE Commission Expires June 30, 2014 TATE COUNTY

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leitha N. Carter	SWBC Mortgage Corporation	064120C21100CO
(NAME)	(NAME)	
211 LEXINGTON Way	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
HERMITAGE, TN 37076	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Kathy Lane Whittington and Vicki Lane Dessauer, as joint tenants with right of survivorship**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Leitha N. Carter an unmarried person**, hereinafter called the GRANTEE(S), her heirs and/or 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 shown as parcel 211 on the Plan of Lexington, Phase Two, of record in Plat Book 6250, page 341, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Katherine S. Lane, Kathy Lane Whittington and Vicki Lane Dessauer, as joint tenants with right of survivorship by Deed from Katherine S. Lane, dated 08/18/2005 and filed for record on 08/18/2005 in Instrument No. 20050818-0098761, Register's Office for Davidson County, Tennessee.

The said Katherine S. Lane having since deceased on 6/1/2010. Leaving Kathy Lane Whittington and Vicki Lane Dessauer as sole surviving heirs.

All matters as set forth per Plat Book 6250, Page 341, said Register's Office.

Master Declaration of record in Book 6503, Page 1, as amended of record in Book 8392, Page 69, said Register's Office.

Restrictions of record in Book 6691, Page 541, said Register's Office.

By-Laws of record in Book 6503, Page 20, as amended in Instrument No. 20070921-0112964, said Register's Office.

Charter of the Homeowner's Association of record in Book 6620, Page 128, Book 8204, Page 354, said Register's Office.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 211 LEXINGTON Way, HERMITAGE, TN 37076
(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), her heirs and/or 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), her heirs and/or 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 20th day of July, 2011.

Kathy Lane Whittington
Kathy Lane Whittington

Vicki Lane Dessauer
Vicki Lane Dessauer by Kathy Lane Whittington atty in fact
by Kathy Lane Whittington atty in fact

STATE OF MISSISSIPPI
COUNTY OF Tunica

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathy Lane Whittington, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 20th day of July, 2011.

Kimberly R. Miles
Notary Public
My Commission Expires: _____

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 17593 KIMBERLY R. MILES Commission Expires June 30, 2014 TATE COUNTY

STATE OF MISSISSIPPI
COUNTY OF Tunica

On this 20th day of July, 2011, before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Kathy Lane Whittington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Vicki Lane Dessauer, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20110727-0057362, Register's Office of Davidson County, Tennessee.

Witness my hand and seal this 20th day of July, 2011.

Kimberly R. Miles
Notary Public
My Commission Expires: _____

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 17593 KIMBERLY R. MILES Commission Expires June 30, 2014 TATE COUNTY

RETURN TO:
Stewart Title Company Tennessee Division

File No.: 01288-2524
SMG TN Warranty Deed

13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122