11-1-165

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20110054665 DEEDWARR
Recvd: 09/02/11 14:27 2 pgs
Fees:13.00 Taxes:240.50
20110902-0068414

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 29th day of August, 2011 by and between **Joel R. White, Betty Ann White and Pamela Rae Comer, Heirs of Beatrice W. White**, hereinafter referred to as GRANTOR, and **William Whittaker and Nuria Cortez, husband and wife,** hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Crescent Heights, of record in Book 2331, page 106, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and definite description.

Said Lot No. 57 fronts 80 feet on the northeasterly side of Dodge Drive and runs back between lines, 327.31 feet on the northwesterly line, and 330.9 feet on the southeasterly line to a dead line in the rear, measuring 82 feet thereon.

This conveyance is subject to the following:

All matters appearing on the plan of Crescent Heights, of record in Book 2331, Page 106, Register's Office for said County.

Sanitary Sewer Easement of record in Book 4337, page 718, Register's Office for said County.

Being the same property conveyed to Jewel T. White and wife, Beatrice W. White by Warranty Deed from Carl Batson, Inc., dated May 19, 1956, recorded May 26, 1956, of record in Book 2540, page 127, Register's Office for Davidson County, Tennessee. Jewel T. White predeceased his wife and property vested in Beatrice W. White as surviving tenant by the entireties. Beatrice W. White aka Beatrice E. White died intestate September 2, 2010 and property vested in Joel R. White, Betty Ann White and Pamela Rae Coomer as surviving heirs at law.

This is [XX]improved [ ]unimproved property known as: 126 Dodge Drive, Nashville, TN 37210

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Joel R. White

Betty Ann White

Pamela Rae Comer

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Joel R. White and Betty Ann White and Pamela Rae Comer, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 29 day of August, 2011.

Notary Public

My Commission Expires:_____

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 26, 2015

Name and Address of Property Owner:
William Whittaker
126 Dodge Drive
Nashville, TN 37210

Send Tax Statements to:
Primary Residential mortgage Inc
4750 west Wiley Post way
Suite 200
Salt Lake City, UT 84116

Map & Parcel 119.03-0-077.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $65,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 29th day of August, 2011.

Notary Public

My Commission Expires: _____

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 26, 2015

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