03

Realty Title

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110058246 DEEDWARR
Recvd: 09/20/11 10:14 2 pgs
Fees: 13.00 Taxes: 769.60
20110920-0072695

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00

Rachelle Caudill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of September, 2011.

Diane K. Mann
Notary Public

MY COMMISSION EXPIRES: 02-17-2013

(AFFIX SEAL)

DIANE K. MANN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-17-2013

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steven J. White	FIRST STATE BANK	126150A03300CO
(NAME)	(NAME)	
7845 FARMINGTON PLACE	480 OIL WELL ROAD, 2ND FLOOR	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221	JACKSON, TN 38305	
(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, **Merlyn R. Catron and wife, Jennifer L. Catron**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Steven J. White and wife, Aimee L. White**, hereinafter called the GRANTEE(S), their 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 Lot No. 33 on the Plan of Phase One, Boone Trace at Biltmore of record in Plat Book 7900, page 667, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Merlyn R. Catron and wife, Jennifer L. Catron by Deed from Jose D. Gonzalez and wife, Claire P. Gonzalez, dated 03/25/2005 and filed for record on 03/29/2005 in Instrument 200503290033486, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 6900, Page 470, Plat Book 7900, Page 667, said Register's Office.
Restrictions of record in Book 6712, Page 782, said Register's Office.
Restrictions of record in Book 7265, Page 657, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Instrument 200107170075902, said Register's Office.
Grant of Overhead Line Easement of record in Book 8992, Page 62, said Register's Office.
Easement and Right of Entry Agreement Underground of record in Book 9665, Page 420, said Register's Office.
Charter of record in Book 9607, Page 534, said Register's Office.
Quitclaim Deed to The Homeowner's Association of record in Instrument 200111190126831, said Register's Office.
County of Davidson taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable

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 7845 Farmington Place, Nashville, TN 37221
(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/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), their 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 16th day of September, 2011.

Merlyn R. Catron

Jennifer L. Catron

State of Tennessee
County of Williamson

Personally appeared before me Merlyn R. Catron and Jennifer L. Catron, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of September, 2011.

Notary Public
My Commission Expires: _____

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027