BILL GARRETT, Davidson County
Trans:T20110063636 DEEDWARR
Recvd: 10/12/11 10:08 2 pgs
Fees:13.00 Taxes:369.63
20111012-0079208

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,900.00

Affiant

Subscribed and sworn to before me, this 7TH DAY OF OCTOBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 11-7-1

(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lewis Cassidy, a married man	First Tennessee Bank National (NAME)	03000000401
5171 Whites Creek (ADDRESS)	1 Mortgage Way (ADDRESS)	
TN 37189 (CITY) (STATE) (ZIP)	Mount Laurel, NJ 08054 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Mary McWhirter, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Lewis Cassidy, a married man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND LYING IN DAVIDSON COUNTY, TENNESSEE, BEING TRACT NO. 1 ON THE UNRECORDED MAP OF THE DIVISION OF THE ROBERT O' CONNOR LAND DESCRIBED ACCORDING TO A SURVEY BY SOUTHERN LAND SURVEYING COMPANY. SAID PROPERTY FRONTS 80.7 FEET ON WHITES CREEK PIKE BEGINNING AT A COMMON CORNER OF TRACT NO. 2; THENCE ON A RADIUS OF 39.0 FEET AT THE INTERSECTION OF AN UNNAMED 50.0 FOOT ROADWAY THIS WITH THE SOUTHERLY MARGIN OF SAID ROADWAY N 59' 08' E 234.05 FEET; THENCE S 30' E 100 FEET; THENCE S 57' 52' W 259.85 FEET TO THE EASTERLY MARGIN OF WHITES CREEK PIKE TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MARY MCWHIRTER, A MARRIED WOMAN, BY DEED FROM FEDERAL NATIONAL MORTGAGE ASSOCIATION, DATED 12/17/10 AND RECORDED 01/13/11 BY INSTRUMENT NO. 20110113-0003721, REGISTER'S OFFICE FOR DAVIDSON COUNTY,

THIS CONVEYANCE IS SUBJECT TO THE TAXES FOR THE YEAR 2012, AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 5171 Whites Creek Pike, Whites Creek, TN 37189
(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/our hand(s) this 7th day of October, 2011.

WARRANTY DEED
(Continued)

Mary McWhirter

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY MCWHIRTER, married the herein bargainor(s), 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, this the 7th day of October, 2011.

Notary Public

My Commission Expires: 11-7-11

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072