WARRANTY DEED

SIDWELL, BARRETT & WELCH, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,462.18

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2011.

Notary Public

MY COMMISSION EXPIRES: 11/10/13

(AFFIX SEAL)

TIM K. THOMAS NOTARY PUBLIC WILLIAMSON COUNTY STATE OF TENNESSEE

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
Edward R. Ward	SAME	16111006800
(NAME)	(NAME)	
3012 Beaton Place Dr	SAME	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067	SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110069792 DEEDWARR
Recvd: 11/04/11 14:33 2 pgs
Fees:13.00 Taxes:356.91
20111104-0086479

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, I, **Charles Brett Whitaker, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Edward R. Ward**, 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. 376 on the Plan of Huntington Park, Section III, as of record in Plat Book 4460, Page 68, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Thaddeus M. Smith by Deed dated 06/18/1998 from Willard c. Huskins and wife, Katherine G. Huskins and filed for record on 06/22/1998 in Book 10985, Page 240, Register's Office for said County. Thaddeus M. Smith having since died, vesting the property in Charles Brett Whitaker by virtue of his Last Will and Testament of record in the Probate Court in Davidson County, Tennessee, docket No. 08P-1424.

This conveyance is made subject to the following:

Taxes for the year 2011, and subsequent years, a lien not yet due and payable. Tax Parcel ID: 16111006800.

Subject to all matters as set forth on the plat of record in Plat Book 4460, Page 68, Register's Office of said County.
Restrictive Covenants of record in Deed Book 4477, Page 789, Register's Office of said County.

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 581 Huntington Parkway, Nashville, TN 37210

(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 my hand this 28th day of October, 2011.

Charles Brett Whitaker by Gary Jackson
Charles Brett Whitaker Atty in fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary A. Jackson, with whom I am personally acquainted and who proved himself to be the attorney in fact of Charles Brett Whitaker and who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of October, 2011.

Notary Public
My Commission Expires: 11/10/13

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

