# WARRANTY DEED

Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF APRIL, 2012.

Notary Public

MY COMMISSION EXPIRES: 3/28/15

(AFFIX SEAL)

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NUMBERS |
|---|---|---|
| Louis H. Wann, Jr. | First Community Mortgage, Inc. | 043 04 0 113.00 |
| (NAME) 241 Lanier Drive | (NAME) 275 Robert Rose Drive | |
| (ADDRESS) Madison, TN 37115 | (ADDRESS) Murfreesboro, TN 37129 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Gregory N. White and wife, Patricia M. White, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Louis H. Wann, Jr., an unmarried man, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lots 22 and 23 on the unrecorded Map showing the Subdivision by Margaret L. Dickeson & Dickersen, described according to a copy of a survey thereof made in 1941 by Blanchard and Parrish, Engineers, as follows:

BEGINNING at an iron pin in the easterly margin of Lanier Drive at the corner of Lot Nos. 21 and 22; thence with the line between said lots easterly 213.3 feet; thence South 0 degrees 45 minutes west, 145 feet to the corner of Lot Nos. 23 and 24; thence with the line between said lots, westerly 237.7 feet to the east line of Lanier Drive; thence with the line of said drive, in a northerly direction around a slight curve, 100 feet to the beginning.

Being the same property conveyed to Gregory N. White and wife, Patricia M. White, by deed of record in Book 10965, Page 334, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 241 Lanier Drive, Madison, TN 37115

(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.

BILL GARRETT, Davidson County
Trans:T20120027580 DEEDWARR
Recvd: 04/16/12 13:42 2 pgs
Fees:13.00 Taxes:303.40
20120416-0032391

Witness our hands this 12th day of April, 2012.

Gregory N. White

Patricia M. White

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 Gregory N. White and Patricia M. White, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 12th day of April, 2012.

Commission expires: July 29, 2013

Tahira J. Pyszka Notary Public

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013