BILL GARRETT, Davidson County
Trans:T20120092578 DEEDWARR
Recvd: 12/04/12 13:47 2 pgs
Fees:13.00 Taxes:1295.00
20121204-0111527

This space for Register's Office:

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
565 Willow Hill Circle #3
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Taylor White
4500 Granny White Pike
Nashville, TN 37204

SEND TAX BILLS TO:
First Community Mortgage
275 Robert Rose Drive
Murfreesboro, TN 37129

Map & Parcel No: 131.08-0-54.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **The Estate of Wynema S. Harris,** hereinafter called the **Grantor**, does hereby convey unto **Taylor White, unmarried,** hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in the formerly 11th Civil District of Davidson County, Tennessee, being a part of the property called Zenaida Place, described according to a survey made by John M. Sullivan, County survey, December 3, 1949, as follows:

Beginning in the center of Glendale Park Road, at a point 152 feet west of the northwest corner of a tract of 3.92 acres, conveyed to Mrs. Frances L. Woodward by deed from W.C. Hirsig and wife, as of record in Book 675, Page 363; thence with the center of said road, South 77 degrees 13 minutes West 235.6 feet to the centerline of Granny White Pike; thence with the center of said Pike, Souh 1 degree 03 minutes East 155 feet and South 11 degrees 06 minutes West 93.3 feet to the northwest corner of the property conveyed to Max K. Moulder and wife, by deed from Joseph Roemer and wife, as of record in Book 1646, Page 366; thence with Moulder's northerly line, South 87 degrees 43 minutes East 231.6 feet; thence North 2 degrees 30 minutes East 307.4 feet to the beginning containing 1.50 acres, more or less.

Being the same property conveyed to E.R. Harris and wife, Wynema S. Harris by quitclaim deed from E.R. Harris dated March 10, 2000 and recorded in Instrument No. 200003130025554, Register's Office for said County. The said E.R. Harris died August 20, 2009 and the said Wynema S. Harris died December 5, 2011.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances and health department regulations that may affect the premises.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantees 2) All restrictions of record 3) All easements of record 4) All visible easements 5) All matters appearing on the plat of record; 6) All applicable government and zoning regulations; 7) If the property is supplementally assessed due to any improvements or changes in tax base, Grantee

shall be responsible for any additional taxes due. 8) Grantor shall be responsible for any rollback taxes.

This is improved property known as: 4500 Granny White Pike, Nashville, TN 37204.

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Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

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.

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, Grantee's heirs or assigns, forever.

GRANTOR(s) COVENANT(s) with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR(s) FURTHER COVENANT(s) and bind Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I/we do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 29th day of November, 2012.

Wynema Jane Billingsley, Personal Representative

STATE OF Tennessee
County of Rutherford

BEFORE ME, the undersigned authority, on this day personally appeared Wynema Jane Billingsley, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be the Personal Representative of The Estate of Wynema S. Harris, the within named bargainor, and that she as such Personal Representative, executed the foregoing instrument for the purpose therein contained.

Notary Public in and for the
State of Tennessee

KIMBERLY R. HARGROVE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 5/23/16

STATE OF Tennessee
COUNTY OF Williamson
AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Sworn and subscribed before me on November 29, 2012.

Notary Public
My Commission Expires : 5/23/16

KIMBERLY R. HARGROVE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY