WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130065966 DEEDWARR
Recvd: 08/01/13 14:56 2 pgs
Fees:13.00 Taxes:1109.63

20130801-0080384

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-3-2016

(AFFIX SEAL)

KIMIE PERRY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael J Scott	Guaranty Trust Company	126160A04500
(NAME)	(NAME)	
6529 Westfall Drive	316 Robert Rose Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Murfreesboro, TN 37129	
(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, **Donald White and Eileen White, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Michael J Scott, an unmarried man**, 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. 45, on the Final Plat, Riverwalk, Phase 1A, Section 1 & Phase 1B, Section 1, as shown on plat of record in Instrument 20011026-0117231, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Donald White and Eileen White by Deed from Fannie Mae a/k/a Federal National Mortgage Association, dated 07/20/2011 and filed for record on 08/01/2011 in Instrument 201108010058542, Register's Office for Davidson County, Tennessee.

All matters as set forth per plat of record in Instrument 200110260117231, said Register's Office.
Declaration of Covenants, Conditions and Restrictions for Riverwalk of record in Instrument 200111050121083, said Register's Office.
Easements of record in Book 513, Page 396; Book 751, Page 375; Book 787, Page 7; Book 4205, Page 194; Book 4226, Page 715, and Book 4257, Page 647, said Register's Office.
Agreement for Dedication of Public Utilities Easement of record in Book 7526, Page 315, Book 7526, Page 318, and Book 7526, Page 324, said Register's Office.
Declaration of Road and Utility Access Easements of record in Instrument 200107060072536, said Register's Office.
Stormwater Detention Agreement of record in Instrument 200109190101279, said Register's Office.
Landscape Agreement of record in Instrument 200109190101280, said Register's Office.
County of Davidson taxes for the year 2013 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 6529 Westfall Drive, 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 29th day of July, 2013.

Donald White

Eileen White

State of Tennessee
County of Wilson

Personally appeared before me Donald White and Eileen White, 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 29th day of July, 2013.

Notary Public
My Commission Expires: May 16, 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122