RETURN TO
Stewart Title Company
13026 Lebanon Rd., Suite 100
Mt. Juliet, TN 37122
File # 01288-15450

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Wilson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,800.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of July, 2013 Notary Public MY COMMISSION EXPIRES: 9-12-16 (AFFIX SEAL)

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 1550 North Mount Juliet Road, Suite 110, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tom Valentine and Laura Valentine	CMG Mortgage, Inc	095-02-0-030.00
(NAME)	(NAME)	
217 Donelson Hills Drive	3160 Crow Canyon Rd. #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Kenneth A. White and Kerri A. Burke-White**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Thomas George Valentine and Laura Susan Valentine, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot No. 104, Donelson Hills Subdivision, of recorded in Book 2332, page 22, Register's Office for Davidson County, Tennessee.

Said Lot 104 fronts 110 feet on the easterly side of Donelson Hills Drive and extends back between parallel lines 234.6 feet on the southerly line and 202 feet on the northerly line to the west margin of an easement and measuring 110 feet thereon.

BEING the same property conveyed to Kenneth A. White & Kerri A. Burke-White by Warranty Deed from Donna Faye Lee and Patsy Ann Burke dated April 16, 2004, of record in Instrument No. 20040416-0042865, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 217 Donelson Hills Drive, Nashville, TN 37214

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, has 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,

BILL GARRETT, Davidson County
Trans: T20130066327 DEEDWARR
Recvd: 08/02/13 11:55 2 pgs
Fees: 13.00 Taxes: 435.86
20130802-0080920

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 **31st** day of **July, 2013**

Kenneth A. White

Kerri A. Burke-White

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Kenneth A. White and Kerri A. Burke-White**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **31st** day of **July, 2013**

Notary Public

My commission expires: 8/23/16

