BILL GARRETT, Davidson County
Trans:T20130068233 DEEDWARR
Recvd: 08/08/13 13:43 2 pgs
Fees:13.00 Taxes:666.00
20130808-0083360

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or ~~value, whichever~~ is greater, for this transfer is $180,000.00

Affiant

Subscribed and sworn to before me, this the 5th day of August, 2013.

Notary Public

My commission expires: 11-16-2015

BOX 50-B RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Margaret Baker	Renasant Bank	**117-07-0H-039.00-CO**
3358 Hillsboro Pike	2001 Park Place N., Ste 650	
Nashville, TN 37215	Birmingham, AL 35203	

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,

Bethany D. Whiteside, fka Bethany D. Barnett, married

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Margaret Baker, unmarried

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit 3358 on the Plan of Roderick Square, as shown on plat of record in Plat Book 6250, Page 928, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property, together with the appurtenant interest in the common elements of Roderick Square, a horizontal property regime established by Master Deed of record in Book 6867, Page 385, said Register's Office.

Being the same property conveyed to Bethany D. Whiteside, married by Quitclaim Deed from Bethany D. Barnett, (n/k/a Bethany D. Whiteside) of record at Instrument No. 20120709-0059882, dated June 29, 2012 and recorded on July 09, 2012, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bethany D. Barnett, an unmarried woman by Warranty Deed from Michael I. Bishop and wife, Amanda Bishop of record at Instrument No. 20040831-0105231, dated August 27, 2004 and recorded on August 31, 2004, in the Register's Office for Davidson County, Tennessee.

Kevin Whiteside, spouse of Bethany D. Whiteside, joins in this conveyance to convey his marital interest in the subject property.

Being also known as 3358 Hillsboro Pike, Nashville, TN 37215.

This conveyance is subject to all covenants, conditions, restrictions, easements, agreements, planning documents and other matters of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 3358 Hillsboro Pike, Nashville, TN 37215.

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 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 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/OUR HANDS EFFECTIVE AS OF August 5, 2013:

Bethany D. Whiteside, fka Bethany D. Barnett
Bethany D. Whiteside, fka Bethany D. Barnett

Kevin Whiteside
Kevin Whiteside

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Bethany D. Whiteside, fka Bethany D. Barnett, KEVIN Whiteside the within named Grantor(s), 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 within instrument for the purposes therein contained.

Witness my hand, at office, this the 5th day of August, 2013.

My Commission Expires: 6.26.16

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for _____ ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 5th day of August, 2013.

My Commission Expires:_____

_____
Notary Public

20131264R