BILL GARRETT, Davidson County
Trans:T20140045100 DEEDWARR
Recvd: 06/25/14 12:25 3 pgs
Fees:18.00 Taxes:555.00
20140625-0055564

This instrument prepared by:
Claiborne K. McLemore III
1211 Sixteenth Avenue, S.
Nashville, Tennessee 37212

Name and Address of New Owner:	Send Tax Bills to:	Property Identification
Mari Beth Sartain 1521 Ferguson Avenue Nashville, TN 37212	-same-	Map 117-8 Parcel 145

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and desiring to terminate an estate-by-the-entireties, MARY B. SARTAIN and JEFFERY T. WHITE, as tenants by the entireties (the "Grantors") have this day bargained and sold, and do hereby convey, quitclaim and transfer to MARI BETH SARTAIN (the "Grantee"), her successors and assigns forever, certain property situated in Davidson County, Tennessee, described more fully as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described more fully as follows:

Being Lot No. 170 on the Plan of Victoria Place, of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 170 fronts 60.0 feet on the southerly side of Ferguson Avenue and extends back between parallel lines, a distance of 140.0 feet, to an alley.

Being the same property conveyed to Mary B. Sartain and Jeffery T. White, by instrument of record as Instrument No. 20011106-0121513, at the Register's Office for Davidson County, Tennessee. Mary B. Sartain is one and the same person as Mari Beth Sartain.

This property is subject to:

1. current year's property taxes, which are not yet

due; and

2. all matters affecting it as may appear of record.

THIS IS improved property known generally as 1521 Ferguson Avenue, Nashville, Tennessee 37212.

This deed is made pursuant to T. C. A. §66-1-110. It is the Grantors' intent to dissolve an estate-by-the-entireties between the Grantors and to make the Grantee the sole owner in fee simple of the above described property.

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, her heirs and assigns forever, and we do covenant with the said Grantee 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; 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, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned Grantors have made this instrument, as of the 25th day of June, 2014.

MARY B. SARTAIN

JEFFERY T. WHITE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 25th day of June, 2014, before me personally appeared Mary B. Sartain and Jeffery T. White, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal at office in Nashville, Tennessee, this the same day and date first written above.

NOTARY PUBLIC

CLAIBORNE K. McLEMORE III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires:

May 3, 2016

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $150,000.00.

Affiant

CLAIBORNE K. McLEMORE III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Sworn to and subscribed before me, this the 25th day of June, 2014.

NOTARY PUBLIC

My commission expires:

May 3, 2016