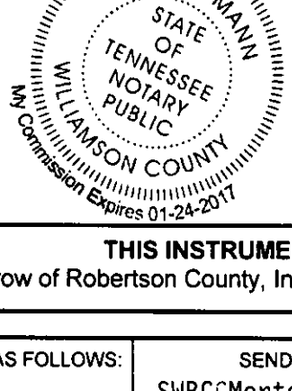
File Box 8

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,500.00

Rachel Fam
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2014.

Diane K. Mann
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Page	SWBC Mortgage	Map & Parcel 04203009300
(NAME)	(NAME)	
100 Graycroft Ct.	11 7 Seaboard Ln, Ste F205	
(ADDRESS)	(ADDRESS)	
Madison , TN 37115	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Ruthie S. Whitaker, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John Page and Carol Page, 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:

BEING Lot No. 26, on the Plan of Castle Grove, Section II, of record in Plat Book 2900, Page 102, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Said Lot No. 26 fronts a total of 180.37 feet along a curve on the southerly side of Graycroft Court, and runs back 178.44 feet on the westerly line and 277.4 feet on the easterly line to a dead line in the rear on which it measures 196.38 feet.

Being the same property conveyed to James E. Whitaker and wife, Ruthie S. Whitaker by deed from Jimmy L. Alderdice of record in Book 6858, Page 897, Register's Office, Davidson County, Tennessee. The said James E. Whitaker has since deceased. Ruthie S. Whitaker is now married to William Richard Holman. William Richard Holman waived any and all interest in the subject property by Prenuptial Agreement.

This is the same description as in previous deed of record.

Subject to any and all matters and notes on plat of record in Plat Book 2900, Page 102, Register's Office, Davidson County, Tennessee.

This conveyance is subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6827, Page 529, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 100 Graycroft Court, Madison, TN 37115
(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 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, 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 GRANTEES, 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.

BILL GARRETT, Davidson County
Trans:T20140060874 DEEDWARR
Recvd: 08/18/14 14:07 2 pgs
Fees:13.00 Taxes:641.95

20140818-0074721

Witness my hand this 15th day of August, 2014.

Ruthie S. Whitaker

Ruthie S. Whitaker

STATE OF TENNESSEE

COUNTY OF ROBERTSON

On this 15th day of August, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ruthie S. Whitaker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

5-3-16

Notary Public,

FRANKIE A. MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON