File BOX 8

BILL GARRETT, Davidson County
Trans:T20140071694 DEEDWARR
Recvd: 09/24/14 14:35 2 pgs
Fees:13.00 Taxes:925.00
20140924-0087936

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $250,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 23RD DAY OF SEPTEMBER, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 01-23-2017

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-7090P WHITHAM

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Theodore C. Whitham and Kira M. Whitham	F&M Bank	142-16-0D-040.00 CO
2548 Devon Valley Drive	2021 Richard Jones Rd.,	Ste. 200
Nashville, TN 37221	Nashville, TN 37215	

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 ACKNOWLEDGE, WE,

JENNIFER PAIGE FUSILIER, UNMARRIED AND CRYSTAL R. WARNER, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KIRA WHITHAM AND THEODORE WHITHAM, WIFE AND HUSBAND

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 66, PHASE 2, DEVON VALLEY, as shown on plat of record in Plat Book 7900, Page 563, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Jennifer Paige Fusilier, unmarried to Jennifer Paige Fusilier and Crystal R. Warner as Joint Tenants with the Right of Survivorship as recorded on the 30th day of September, 2008 in Instrument No. 20080930-0098976 and Warranty Deed from Amanda Weeks, unmarried to Jennifer Paige Fusilier, unmarried as recorded on the 28th day of March, 2008 in Instrument No. 20080328-0031370, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 2, DEVON VALLEY, as recorded in Plat Book 7900, Page(s) 563, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7517, Page 283, amended in Book 7517, Page 367, , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Stormwater Detention Agreement as set forth in instrument recorded in Book 8611, Page 31 and Book 8643, Page 494.

This is improved property known as 2548 Devon Valley Drive, Nashville, TN 37221

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my hand on the 23rd day of September, 2014.

Jennifer Paige Fusilier

Crystal R. Warner

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JENNIFER PAIGE FUSILIER AND CRYSTAL R. WARNER, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 23rd day of September, 2014.

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

Notary Public

My Commission Expires: 03-27-2016

File #: 14-7090P WHITHAM

RECORD & RETURN TO:

VANDERPOOL & PEARMAN

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067