Return to
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, Tennessee 37212

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20140077636 DEEDWARR
Recvd: 10/15/14 10:29 2 pgs
Fees:13.00 Taxes:1013.80
20141015-0095147

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Scott Thomas and Margaret Thomas 1547 Hudson Road Madison, Tennessee 37115	Franklin American Mortgage Co. 501 Corporate Centre Dr., #400 Franklin, TN 37067	063-01-0-052.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **STEVE C. WHITE AND WIFE, SHERIE S. WHITE**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **SCOTT THOMAS AND WIFE, MARGARET THOMAS**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 9 on the Plan of Nawakwa Hills Annex, of record in Book 843, page 64, Register's Office for said County.

Beginning in the center of Hudson Lane at the corner of Lots No. 9 and 10; thence North 19 deg. west 816.2 feet; thence South 66 deg. west 265.5 feet; thence South 16 deg. east 452.1 feet; thence North 76 deg. 30 min. east 150.8 feet; thence South 16 deg. east 313.9 feet to the center of Hudson Lane; thence with the same North 76 deg. 30 min. east 150.8 feet more or less to the beginning.

Being the same property conveyed to Steve C. White and wife, Sherie S. White, by Warranty Deed from Bernard Danzel Devasher and wife, Mary Elizabeth Devasher, of record in Book 11099, page 449, dated 8/31/1998, Register's Office for Davidson County, Tennessee.

This is improved property known as **1547 Hudson Road, Madison, Tennessee 37115**.

This conveyance is subject to any and all visible easements, relevant easements of record, covenants, conditions, restrictions, master deeds, by-laws, and the like of record, applicable government and zoning regulations, and all other matters of record or of law.

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, forever. GRANTOR covenants with 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, unless otherwise set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this **10th** day of **October, 2014**:

Steve C. White

Sherie S. White

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **STEVE C. WHITE AND SHERIE S. WHITE**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 10th day of October, 2014:

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $274,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th DAY OF OCTOBER, 2014:

Notary Public

My Commission Expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017