WARRANTY DEED

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00

Rose Tign
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JANUARY, 2015.

Ed Tign
Notary Public

MY COMMISSION EXPIRES: 5/8/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert M. Wair	United Wholesale Mortgage ISAOA/ATIMA	086-04-0C-011.00
(NAME)	(NAME)	
1417 Jackson's Place	1414 East Maple Rd	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Troy MI 48083	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, Phillip White, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Michael Wair, 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 No. 11 on the Plan of Jackson's Grove, Phase One, of record in Plat Book 8250, page 895, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Phillip White, unmarried, by deed of record in Book 11726, Page 238, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Jackson's Grove, Phase One of record in Book 8250, Page 895, Register's Office for Davidson County, Tennessee. Subject to Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Book 10841, Page 583, Register's Office for Davidson County, Tennessee. Boundary Line Agreement of record in Book 10728, Page 584, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1417 Jackson's Place, Hermitage, TN 37076

(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:T20150004233 DEEDWARR
Recvd: 01/16/15 14:04 2 pgs
Fees:13.00 Taxes:673.40
20150116-0004920

Witness my hand this 12th day of January, 2015.

Phillip White

STATE OF Georgia
COUNTY OF Forsyth

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phillip White, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 12th day of January, 2015.

Commission expires: 9/21/18

Notary Public

SHELBY ARDIZONE NOTARY EXPIRES GEORGIA SEPT. 21,2018 PUBLIC FORSYTH COUNTY

Please Return to:
Main Street Title
3054 Lakeshore Drive
Old Hickory, TN 37138