BILL GARRETT, Davidson County
Trans:T20150020424 DEEDWARR
Recvd: 03/20/15 10:09 2 pgs
Fees:13.00 Taxes:851.00
20150320-0024066

THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS, P.C.
ATTORNEY AT LAW
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9255

BRITTANY GOINS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $230,000.00

AFFIANT

Subscribed and sworn to before me this 16 day of March, 2015.

Notary Public

My Commission Expires: 9-7-17

Address New Owner(s) As Follows:

Oscar Saldivar, et ux
548 McMurray Dr.
Nashville, TN 37211

Send Tax Bills To: New Owner

Map-Parcel Numbers

Map 161-03
Parcel 165.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the undersigned, **JAMES E. WHITED, unmarried** (herein referred to as "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **OSCAR SALDIVAR and wife, KIMBERLY SALDIVAR** (herein referred to as "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 2, as shown on the map entitled Wilkerson Heights, Section II Revised, of record in Plat Book 6200, page 401, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to James E. Whited and wife, Linda R. Whited, by deed from Terry McMillan, of record in Instrument No. 20020927-0118207, dated September 20 2002, said Register's Office. Linda R. Whited having since died on or about September 29, 2013, leaving James R. Whited as the surviving tenant by the entirety.

THIS conveyance is subject to the matters set forth below, if any, as well as all easements, restrictive covenants and conditions, and other matters of record.

1. 2015 property taxes, which have been prorated and assumed by Grantees; and

2. Matters shown on the Plan of record in Plat Book 6200, page 401, said Register's Office.

BEING improved property, known as 548 McMurray Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEES, GRANTEES' heirs and assigns, forever; and GRANTOR does covenant with the said GRANTEES that GRANTOR is lawfully seized and possessed of said land in fee simple; has a good right to convey it; and the same is unencumbered, unless otherwise herein set forth. GRANTOR does further covenant and bind himself, his heirs and/or assigns, to warrant and forever defend the title to said land to the said GRANTEES, their heirs and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 6 day of March, 2015.

JAMES E. WHITED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **James E. Whited**, the within named bargainor, 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 Nashville, Tennessee, this 6th day of March, 2015.

Notary Public

My Commission Expires: 7/6/2015

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 6, 2015