BILL GARRETT, Davidson County
Trans:T20150028206 DEEDWARR
Recvd: 04/15/15 10:36 2 pgs
Fees:13.00 Taxes:592.00
20150415-0033208

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Jeremiah Stephenson
245 Fairway Drive
Nashville, TN 37214

SEND TAX BILL TO:
Acopia LLC
306 Northcreek Blvd. Suite 100
Goodlettsville, TN 37072

MAP/PARCEL 095-07-0-111.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Jack W. Whitman Sr., and wife, Betty F. Whitman,** has this day bargained and sold, and does hereby transfer and convey unto **Jeremiah Stephenson,**** certain land situated in Davidson County, Tennessee, being more particularly described as follows: ** unmarried

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Merry Oaks of record in Plat Book 1835, Page (s) 67 and 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

ing the same property conveyed to Jack W. Whitman Sr., and wife, Betty F. Whitman by QuitClaim deed from Jack W. Whitman and wife, Betty F. Whitman of record in Instrument No. 20101129-0094913, Register's Office for Davidson County, Tennessee, dated October 25, 2010 and recorded on November 29, 2010.

This is improved property known as: **245 Fairway Drive, Nashville, Tennessee 37214.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 1835, page 67, and restrictions in Book 416, page 145, Book 1846, Page 109, Book 1855, Page 377 and Book 1876, Page 264, and encumbrances as may be shown of record in the office of the Register of Deeds where the

real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 13th day of April, 2015.

Jack W. Whitman Sr.

Jack W. Whitman Sr.,

Betty F. Whitman

Betty F. Whitman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Jack W. Whitman Sr., and Betty F. Whitman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 13th day of April, 2015.

NOTARY PUBLIC

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $160,000.00.

AFFIANT

Subscribed and sworn to before me this the 13th day of April, 2015.

NOTARY PUBLIC

My Commission Expires: 7-2-18

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

File No: 158216