WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150031163 DEEDWARR
Recvd: 04/24/15 10:26 2 pgs
Fees: 13.00 Taxes: 999.00

20150424-0036816

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Virginia Moreland	Franklin American Mortgage Co	172-15-0A-129.00-C
(NAME)	(NAME)	
3905 Bryce Road	501 Corporate Centre Dr. #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Michael L. White and wife, Angela M. White**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Virginia Moreland and Robert Moreland , wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot 124, on the Plan of Section Nine, Holt Woods, of record in Plat Book 9700, Page 164, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael L. White and wife, Angela M. White by Warranty Deed from Barry L. Blann and wife, Shirley H. Blann, dated 8/27/1999 and recorded 8/30/1999 of record in Book 11640, Page 152, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plat of record in Plat Book 9700, Page 164, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions of record in Book 9570, Page 22, as amended in Book 10062, Page 821, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

Easement for sanitary sewer and/or storm drainage granted to Metropolitan Government of Nashville and

Davidson County of recorded of record in Book 10316, Page 585, in the Register's Office for Davidson County, Tennessee.

By-Laws recorded of record in Book 9570, Page 13, in the Register's Office for Davidson County, Tennessee.

Charter of Holt Woods Homeowner's Association, Inc., recorded of record in Book 9570, Page 5, in the Register's Office for Davidson County, Tennessee.

Taxes for 2015 and subsequent years, a lien not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3905 Bryce Road, Nashville, TN 37211
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 20th day of April, 2015.

Michael L. White

Angela M. White

State of Tennessee
County of Williamson

Personally appeared before me Michael L. White and Angela M. White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of April, 2015.

Notary Public
My Commission Expires: 4/11/17

WILLIAMSON COUNTY
DONALD R. BARNETT, JR.
STATE OF TENNESSEE
NOTARY PUBLIC

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027