PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DKM) Title No.: 57685
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Todd J. Lee Whitney A. Pendergrass 4576 Whites Creek Pike Whites Creek, TN 37189	Caliber Home Loans, Inc. 3701 Regent Blvd., #200 Irving, TX 75063

TAX MAP PARCEL NUMBERS: 04000019100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$162,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Scott G. Frazier-Maskiell and Erin Frazier-Maskiell**, husband and wife, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Whitney A. Pendergrass and Todd J. Lee, wife and husband**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Mill Stream Subdivision, of record in Book 7900, Page 992, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Scott G. Frazier-Maskiell and Erin Frazier-Maskiell, husband and wife, by Warranty Deed from Melvin S. Brown, III and Jennifer Moore, husband and wife, dated March 28, 2014, recorded March 31, 2014 in Instrument No. 20140331-0026442, corrected by Scrivener's Affidavit recorded in Instrument No. 20140410-0030016, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900, Page 992, said Register's Office, minimum setback line to be determined by Metropolitan Zoning Ordinance, a scenic landscape easement and area reserved for future right of way along the front portion of said lot; a 20 foot sanitary sewer easement with an 8 inch sewer line lying therein, an easement for creek channel and an existing 100 year flood plain along the rear portion of said lot; Access to lots shown outside the front line of Lots 6 & 7; and an easement for the flow of Earthman Fork over so much of the premises as may lie therein, along the rear line of subject property.

This is improved property, known as 4576 Whites Creek Pike, Whites Creek, TN 36189

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

BILL GARRETT, Davidson County
Trans:T20150062057 DEEDWARR
Recvd: 07/29/15 08:35 2 pgs
Fees:13.00 Taxes:601.25
20150729-0074408

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of July, 2015.

Scott G. Frazier-Maskiell **Erin Frazier-Maskiell**

State of Tennessee

County of Davidson

On this 24th day of July, 2015, before me the undersigned authority, personally appeared Scott G. Frazier-Maskiell and Erin Frazier-Maskiell, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-12-2017

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $162,500.00.

Affiant

Sworn and subscribed before me this 24th day of July, 2015.

Notary

My Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY