BILL GARRETT, Davidson County
Trans:T20150070872 DEEDWARR
Recvd: 08/21/15 11:19 2 pgs
Fees:13.00 Taxes:562.77
20150821-0084565

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

ADDRESS NEW OWNER:
Malcom W. & Victoria R. Rhodes
3509 Country Way Road
Antioch, TN 37013

SEND TAX BILL TO:
SunTrust Mortgage, Inc.
1001 Semmes Ave., RVW 5093
Richmond, VA 23224

MAP/PARCEL 150-08-0-100.00

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, **James David Whitehead and wife, Sherry L. Whitehead,** has this day bargained and sold, and does hereby transfer and convey unto **Malcom W. Rhodes and Victoria R. Rhodes, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 417 on the Plan of Final P.U.D. Plan of Section Five Towne Village of the Country of record in Plat Book 6250, Pages 783 and 784, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 417 fronts 67.00 feet on the Northerly margin of Country Way Road and extends back between parallel lines measuring 135.00 feet to a dead line in the rear measuring 67.00 feet thereon.

Being the same property conveyed to James David Whitehead and his wife, Sherry L. Whitehead by Warranty deed from Phillips Builders, Inc. of record in Book 7350, page 801, Register's Office for Davidson County, Tennessee, dated September 04, 1987 and recorded on September 14, 1987.

This is improved property known as: **3509 Country Way Road, Antioch, Tennessee 37013.**

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 6250, page 783, and restrictions in Book 5289, page 687, and Book 6767, Page 456, 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 28th day of July, 2015.

James David Whitehead

Sherry L. Whitehead

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **James David Whitehead and Sherry L. Whitehead,** 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 28th day of July, 2015.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-05-16

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $152,100.00.

AFFIANT

Subscribed and sworn to before me this the 28th day of July, 2015.

NOTARY PUBLIC

My Commission Expires: 10-05-16

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY