Davidson County	DEEDWARR
Recvd: 01/29/16 13:06	2 pgs
Fees:13.00 Taxes:325.23	
20160129-0008916	

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
16-0043HV

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS ~~TRANSFER IS $87,900.00~~.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th day of January, 2016.

Notary Public
Commission Expires: 7.3.17

Address of New Owner	Send Tax Bills To:	Map & Parcel
Earlene M. White 586 Thomas Jefferson Circle Madison, TN 37115	Owner at property address	034-05-0A-082.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Teresa Stewart, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Earlene M. White, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 82 on the plan of Monticello Manor, of record in Plat Book 6250, Page 551, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete and accurate description.

BEING the same property conveyed to Teresa D. Stewart by Quitclaim Deed from William A. Brooks and wife, Martha B. Brooks, dated 9/1/00 and recorded 9/7/00 in Instrument No. 20000907-0088556, and as corrected by Instrument of Correction dated 11/21/03 and recorded 11/26/03 in Instrument No. 20031126-0172104; and being the same property previously conveyed to William A. Brooks and wife, Martha B. Brooks by Warranty Deed from George W. Sutherland, Jr. and wife, Tara A. Swartwood Sutherland, dated 6/25/98 and recorded 6/30/98 in Book 10997, Page 406, and as corrected on 11/3/03 in Instrument No. 20031103-0160847 and further corrected on 11/17/03 in Instrument No. 20031117-0167533, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 586 Thomas Jefferson Circle, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of January, 2016.

Teresa Stewart

Teresa Stewart

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Teresa Stewart** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 29th day of January, 2016.

Kim Gillespie

Notary Public
My Commission Expires: 10-18-16

(Notary Seal)

Certificate of Authenticity

I, Crystal Sarth, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Sarth who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page

Notary's Signature

My Commission Expires: 9-10-18

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY