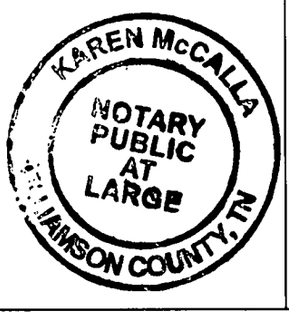
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 178,000.00

B. Curry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2016

Karen McCalla
Notary Public:

MY COMMISSION EXPIRES: March 03, 2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Marie P. Ratterman	Legacy Home Loans, LLC	Parcel ID:
1408 Birdsall St.	4035 HILLSBORORD #601	05303025200
Old Hickory, TN 37138	NASHVILLE, TN 37215	

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, we

James R. White and wife, Connie B. White

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Marie P. Ratterman , an unmarried person

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 Lot No. 193, on the Map of Section B, Village of Old Hickory, as of record in Book 1424, Page 67, Register's Office for Davidson County, Tennessee.

SAID Lot No. 193 fronts 50 feet on the west side of Birdsall Street and runs back between parallel lines 87 feet to a dead line in the rear.

Being the same property conveyed to James R. White and wife, Connie B. White by deed from James A. Swartwood and wife, Patricia A. Swartwood of record in Book 6929, Page 194, Register's Office for said County, dated July 24, 1986.

This conveyance is subject to Restrictions of record in Book 1780, Page 341, and amended in Book 2447, Page 151, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1424, Page 67, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1408 Birdsall St., Old Hickory, TN 37138

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 do 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 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 25th day of February, 2016.

James R. White

Connie B. White

BILL GARRETT, Davidson County
Trans:T20160016321 DEEDWARR
Recvd: 02/29/16 11:48 2 pgs
Fees:13.00 Taxes:658.60

20160229-0018908

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James R. White and Connie B. White, 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 Nashville, Tennessee, this 25th day of February, 2016.

My Commission Expires: 8/23/16

Notary Public

