BILL GARRETT, Davidson County
Trans:T20160017231 DEEDWARR
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Fees:13.00 Taxes:573.13
20160302-0019986

This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 160047TN

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Edith White	**FIRST COMMUNITY MORTGAGE INC.**	**59-5-0-235.00**
3009 Sunnyview Drive	**275 ROBERT ROSE DRIVE**	
Nashville, TN 37218	**MURFREESBORO, TN 37129**	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Edward Morris and David White, as Tenants in Common** , hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Edith White, an unmarried person,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Situate in the County of Davidson, State of Tennessee to-wit:

Being Lot No. 240 on the Plant of Buena Vista Estate, Section 6, of record in Book 4460, page 85, Register's Office of said County.

Beginning at a point in the southeasterly margin of Sunnyview Drive, the common corners of Lots No. 239 and 240; thence with the line between said lots, southeasterly 120.9 feet to a concrete monument; thence in a southwesterly direction with the line between lots No. 240 and 241, 112.9 feet to a point in the northeasterly margin of Sunnyview Court; thence in a northwesterly direction with the margin of said court, 92.4 feet to a concrete monument, the beginning of a curve to the right, thence around said curve 38.71 feet to a concrete monument in the southeasterly margin of Sunnyview Drive; thence in a northeasterly direction with said drive 81.42 feet to the point of beginning.

Being the same property conveyed to Harold D. Lewis and wife, Peggy L. Lewis from J&R Builders by deed dated 08/10/1973, filed for record on 08/13/1973 in Book 4736, page 477, Register's Office for Davidson County, Tennessee.

Being further conveyed to Household Financial Center, Inc from Shapiro and Ingle, LLP, as Substitute Trustee, by substitute trustees deed dated 04/21/2015, filed for record 04/22/2015 in Instrument No. 201504220035957, Register's Office for Davidson County, Tennessee.

Being further conveyed to Edward Morris from Household Financial Center, Inc. by deed dated 06/19/2015, filed for record on 06/22/2015 in Instrument No. 201506220059144, Register's Office for Davidson County, Tennessee.

Being further conveyed to Edward Morris and David White, as tenants in common, from Edward Morris by quit claim deed dated 07/02/2015, filed for record 08/10/2015 in Instrument No. 201508100079899, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2016 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, her heirs and assigns, forever;

AND **Edward Morris and David White** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Edward Morris and David White** further covenant and bind their heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **3009 Sunnyview Drive, Nashville, TN 37218**.

Executed on this 23rd day of February. 2016.

Edward Morris

David White

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of said County and State, **Edward Morris and David White**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **they** executed the within instrument for the purposes therein contained.

Witness my hand this 23rd day of February, 2016.

Notary Public

My Commission Expires: 1-8-19

TISHA C. BALDWIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $154,900.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 23rd day of February, 2016.

Notary Public

My Commission Expires: 1-8-19

TISHA C. BALDWIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19