BILL GARRETT, Davidson County
Trans: T20160021458 DEEDWARR
Recvd: 03/16/16 10:19 2 pgs
Fees: 13.00 Taxes: 240.50
20160316-0024895

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $65,000.00

Affiant

Subscribed and sworn to before me, this 11th day of March, 2016.

Notary Public
My commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
The 1208 Ainlay Drive Trust 1208 AINLAY DRIVE NASHVILLE, TN 37217	New Owner	107-13-0-068.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Theodore D. White,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **The 1208 Ainlay Drive Trust,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 316, as shown on the map entitled Map of Miro Meadows, Second Addition, of record in Book 1424, page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MARY MARGARET PRICE, by deed from A. T. LEVINE, JR., of record in Book 3862, page 477, dated November 20, 1964, said Register's Office. The said Mary Margaret Price died intestate on or about May 4, 1988, leaving Patricia Osburne Bonds, the only heir of law of Mary Margaret Price. For further reference see Affidavit of Heirship of record in Instrument No. *. Patricia Osburne Bonds having since died testate on or about February 23, 2015 and pursuant to the will of record in the Seventh Circuit Probate Court of Davidson County, Nashville, Tennessee, Docket No. 15P480 devised property described herein to Theodore D. White.

* 20160316-0024894

This property is improved property known as **1208 AINLAY DRIVE, NASHVILLE, TN, 37217**.

This conveyance is subject to the following: (1) General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 107-13-0-068.00; (2) Matters shown on the Plan of record in Book 1424, page 112; (3) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4288, page 373; All of the said Register's Office.

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this the 11th day of March, 2016.

Theodore E. White

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Theodore E. White** the bargainor(s), 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 and official seal at this the 11th day of March, 2016.

Notary Public

My Commission expires: 9-19-18

FILE NO: 2016024192

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON