BILL GARRETT, Davidson County
Trans: T20160026996 DEEDWARR
Recvd: 04/04/16 12:55 2 pgs
Fees: 13.00 Taxes: 647.13
20160404-0031771

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

# WARRANTY DEED

THIS INDENTURE made and entered into this 31st day of March, 2016, by and between Lietta D Erickson, an unmarried woman, party of the first part, and Janice D Whiteman and John Wallace Whiteman, wife and husband, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 307 on the Plan of The Country, Section Seven-B, of record in Plat Book 6250, Page 505, Register's Office for said County, to which reference is hereby made for a more complete description.

Said Lot No. 307 fronts 64.50 feet on the easterly margin of Shakertown Road and extends back 156.22 feet on the southerly line and 201.21 feet on the northerly line to a diagonal line in the rear measuring 116.87 feet thereon.

Being all or part of the same property conveyed to Lietta D.Erickson by virtue of that certain Quit Claim Deed dated July 30, 2009, at Instrument No. 20090831-0081710 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Steven E. Erickson and Lietta O. Erickson by virtue of Warranty Deed dated October 19, 1999 at Book 11717, Page 455 in 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; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 6250, Page 505 in said Register's Office, Tennessee; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Lietta D Erickson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Lietta D Erickson, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of March, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

G16-4175

Property Owner & Address: Janice D Whiteman and John Wallace Whiteman
3560 Shakertown Rd.
Antioch, TN 37013

Tax Parcel No 15004007200

Property Address: 3560 Shakertown Rd
Antioch, TN 37013

MAIL TAX
BILLS TO: Aspire Financial INC.
DBA Aspire Lending
4100 Alpha Rd. Suite 400
Dallas, TX 75244

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $174,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 31st day of March, 2016.

Notary Public

My Commission Expires: 3-20-18

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY