RETURN TO
Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01451-2944

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Luke Tott
1501 White Pine Court
Nashville, TN 37214

MORTGAGEE
First National Bank of
Middle Tennessee
200 East Main St.
McMinnville, TN 37110

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 108 04 0 B
PARCEL 032.00CO

Davidson County DEEDWARR
Recvd: 04/20/16 14:55 3 pgs
Fees:18.00 Taxes:910.20
20160420-0038444

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **Lillard R. Bailey and wife, Martha Bailey,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Luke Tott and Janet Tott,** 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. 32 on the Plan of Final Plat of White Pine Estates, a Planned Unit Development, of record in Instrument No. 20000713-0069319, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Lillard R. Bailey and wife, Martha Bailey by Warranty Deed from T. F. Homes, LLC, dated February 13, 2002, of record in Instrument No. 20020214-0019416, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions and Restrictions, By Laws and Charter for White Pine Estates of record in Instrument No. 20010105-0001925; Charter of White Pine Estates HOA of record in Instrument No. 20010123-0007117; Quitclaim Deed to White Pine Estates HOA for Open Space of record in Instrument No. 20010123-0007118; Subject to Easement of record in Instrument No. 20031014-0152053; easements, covenants conditions and all matters and notes as shown on the Plat of record in Instrument No. 20000713-0069319, Register's Office for Davidson County, Tennessee

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **1501 White Pine Court Nashville, TN 37214.**

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 20th day of April, 2016.

Lillard R. Bailey

Martha Bailey

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Lillard R. Bailey and Martha Bailey, the bargainor(s) 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 this 20th day of April, 2016.

NOTARY PUBLIC

ROBINSON NOTARY PUBLIC OF TENNESSEE WILSON COUNTY

My Commission Expires: 1.7.20

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $246,000.00.

AFFIANT

Subscribed and sworn to before me this 20th day of April, 2016.

NOTARY PUBLIC

KIMBERLY BEARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-7-2019

My Commission Expires:

True Copy Certification

I, Carol M. Holmes, 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.

Carol M. Holmes

State of Tennessee)
County of Rutherford)

Personally appeared before me, Sasha Knowles, a notary public for this county and state, Carol M. Holmes, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sasha Knowles, Notary Public

My Commission Expires: 7/11/17

Notary Seal

