Davidson County DEEDWARR
Recvd: 06/06/16 11:59 3 pgs
Fees:18.00 Taxes:344.10
20160606-0056775

Map/Parcel 148 12 0 131.00

This Instrument Was Prepared By:
Wes Weigel, Attorney
WILLIAMSON COUNTY ESCROW AND TITLE, INC.
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 794-8780

Send Tax Bills To:

SAME AS NEW OWNER

New Owner:

Joe Doctora
P.O. Box 50562
Nashville, TN 37205

Mortgagee:

_____
_____
_____

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, THE WHITE FAMILY LIMITED PARTNERSHIP, a Tennessee Limited Partnership, Grantor, has bargained and sold and by these presents does transfer and convey unto JOE DOCTORA, Grantee, his heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

Land in Davidson County, Tennessee, being Lot No. 118 on the Plan of Hazelwood, Section Three, of record in Plat Book 3842, Page 23, Register's Office of Davidson County, Tennessee, to which reference is hereby made3 for a more complete description.

Being the same property conveyed to The White Family Limited Partnership by Quitclaim Deed of Ray White and wife, Jane J. Wyman-White of record at Instrument No. 20120313-0021504, Register's Office of Davidson County, Tennessee.

This is ( ) unimproved (X) improved property with an address of 818 Richards Road, Antioch, TN 37013.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantees, his heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee that it is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: 1) 2016 Metropolitan Davidson County, Tennessee, taxes which are a lien not yet due and payable. Grantor has paid its prorate part thereof to Grantee who shall be responsible for the payment of said taxes when they become due and payable. 2) Matters appearing on the Plan of Hazelwood, of record in Plat Book 3842, Page 23, Register's Office of Davidson County, Tennessee. 3) Restrictions of record in Book 3957, Page 552, Register's Office of Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind itself, its heirs, successors

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

IN WITNESS WHEREOF, Grantor has caused its signature to be affixed hereto by its duly authorized representative on this the 25 day of May, 2016.

THE WHITE FAMILY LIMITED PARTNERSHIP

BY: _____
Ray White, General Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared RAY WHITE with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself to be the General Partner of The White Family Limited Partnership, a Limited Partnership, and that as such General Partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said Limited Partnership.

WITNESS my hand, at office, this 25th day of May, 2016.

_____
NOTARY PUBLIC

My Commission Expires: 5/22/2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Ninety Three Thousand and no/100 ($93,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 25th day of May, 2016.

_____
NOTARY PUBLIC

My Commission Expires: 5/22/2017

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

