WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160111040 DEEDWARR
Recvd: 12/19/16 08:37 2 pgs
Fees:13.00 Taxes:2127.50

20161219-0132549

G-VRES-16-123-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cynthia Whitehead and Chris Whitehead	**Access National Mortgage**	
(NAME)	(NAME)	**129-07-0-036.00**
123 Vaughns Gap Road	**1800 Robert Fulton Drive Suite 350**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205-3537	**Reston, VA 20191**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN H. SHATZER, JR. AND GEORGANNE HARMON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CYNTHIA WHITEHEAD AND CHRIS WHITEHEAD, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 20 on the Plan of West Meade Farms Section 5 of record in Plat Book 2133, Page 37 as amended in Book 8406, Page 134, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John H. Shatzer, Jr. and Georganne Harmon, husband and wife by Warranty deed from Larry C. Willoughby and Janet H. Willoughby, husband and wife of record in Instrument No. 20120529-0046385 Register's Office for Davidson County, Tennessee, dated May 29, 2012 and recorded on May 29, 2012.

This conveyance is subject to:
- Taxes for the year 2017 and susbsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 37 as amended in Book 8406, Page 134, Register's Office for Davidson County, Tennessee.
- Permissive Use Agreement of record in Instrument Number 20120525-0045671, in the Register's Office for DavidsonCounty, Tennessee.
- Easements of record in Book 2140, Page 103 and Book 5613, Page 257, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of the Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6209, Page 383, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20120529-0046385 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **123 Vaughns Gap Road , Nashville, Tennessee 37205-3537**.

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 we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 13th DAY OF DECEMBER, 2016.

John H. Shatzer, Jr.

Georganne Harmon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN H. SHATZER, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of December, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGANNE HARMON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of December, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212