Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of December, 2016

Notary Public
Commission Expires:

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

BILL GARRETT, Davidson County
Trans:T20160113876 DEEDWARR
Recvd: 12/28/16 09:05 2 pgs
Fees:13.00 Taxes:1267.25
20161228-0136067

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jeffrey Whitmore 3325 Dumas Drive Nashville, TN 37211	new owner	133-07-0-147.00 and 133-07-0-149.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN 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,

Krista L. Roser, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffrey Whitmore, unmarried

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:

Tract I: 133-07-0-147.00
Land in Davidson County, Tennessee, and being known and designated as all of Lot No. 77, and the southerly 45 feet front and 108.4 feet rear of Lot No. 76, on the Plan of Glencoe Acres, Section I, as shown on the plat of the same of record in Plat Book 1835, Page (s) 137 and 138, in the Register's Office for Davidson County, Tennessee. Said lot and part of said lot adjoin and front together 100 feet on the westerly side of Dumas Drive, and extends back 206.1 feet on the southeasterly line of Lot No. 77, and 265 feet more or less on the northerly line of part of Lot No. 76, to a dead line in the rear, on which it measures 209.2 feet.

Tract II: 133-07-0-149.00
Land in Davidson County, Tennessee, and being known and designated as all of Lot No. 75 and the northerly 10 feet of Lot No. 76 on the Plan of Glencoe Acres, Section I, as shown on the plat of the same of record in Plat Book 1835, Page (s) 137 and 138, in the Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the westerly margin of Dumas Drive, at a point 10 -feet south of the corner of Lots 75 and 76; thence northerly with said Drive, around a slight curve, 57.9 feet to a point; continuing northerly with said Drive, 2 feet to another monument; thence around a curve in a northwesterly direction 39.2 feet to a monument in the south margin of Antioch Pike; thence with said Pike, westerly 290.2 feet to a monument; thence south along the rear line of Lot 75, 79 feet to a monument, and continuing with the rear line of the property, southeasterly 110.3 feet to a point which is 10 feet south of the corner of Lot No. 75; thence easterly 265 feet more or less to the beginning.

Being the same property conveyed to Krista L. Roser, unmarried by Warranty deed from Frank R. McCool and wife, Karen McCool of record in Instrument No. 20131113-0117184 Register's Office for Davidson County, Tennessee, dated October 31, 2013 and recorded on November 13, 2013. (Value of consideration shown in aforementioned deed $220,000.00.) Being also known as 3325 Dumas Drive Nashville, Tennessee 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3325 Dumas Drive, Nashville, TN 37211.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 9th day of December, 2016.

Krista L. Roser

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Krista L. Roser** 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 at Brentwood, Tennessee this 22 day of December, 2016.

Notary Public
My Commission Expires: 1-13-20

(Notary Seal)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY