BILL GARRETT, Davidson County
Trans:T20170018728 DEEDWARR
Recvd: 03/03/17 14:15 2 pgs
Fees:13.00 Taxes:686.35
20170303-0021438

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
James J. White
5902 Colchester Drive
Hermitage, TN 37076

SEND TAX BILL TO:
Prime Lending, a PlainsCapital
18111 Preston Road, Ste. 900
Dallas, TX 75252

MAP/PARCEL 087-05-0A-037.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Amanda S. Call n/k/a Amanda S. Graham and Lewis Graham, wife and husband, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **James J. White, a single man, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Final Plat of Farmingham Woods, Phase I of record in Plat Book 7900, Page 228, 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 Amanda S. Call, unmarried by Warranty deed from Cristi B. Kidd and spouse, Barry H. Kidd of record in Instrument No. 20120605-0048711 Register's Office for Davidson County, Tennessee, dated May 22, 2012 and recorded on June 05, 2012.

Lewis Graham, the spouse of Amanda S. Graham, joins in this conveyance to convey any and all right, title, or interest he may have in the above described property by virtue of being the spouse of Amanda S. Graham.

This is improved property known as: **5902 Colchester Drive, Hermitage, Tennessee 37076.**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said

GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 28th day of February, 2017.

WITNESS MY HAND on this the 28th day of February, 2017

Amanda S. Graham

Amanda S. Graham

Lewis Graham

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Amanda S. Graham and Lewis Graham,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 28th day of February, 2017.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual value or consideration, whichever is greater, for this transfer is $185,500.00.

AFFIANT

Subscribed and sworn to before me this the 28th day of February, 2017.

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 170097