BILL GARRETT, Davidson County
Trans:T20170030967 DEEDWARR
Recvd: 04/12/17 14:15 3 pgs
Fees:18.00 Taxes:314.50
20170412-0035907

Prepared by

CBC Title & Escrow

813 South Broadway * Phone (615) 323-1070**
Portland, Tennessee 37148

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, William R. White, hereinafter referred to as Grantor(s) for and in consideration of the sum of TEN ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, has/have bargained and sold and by these presents does/do hereby bargain, sell, transfer and convey unto David W. Zajac, an unmarried man, hereinafter referred to as Grantee(s) in the State aforesaid, the receipt of which is hereby acknowledged, and unto the said Grantee(s), their heirs, successors, and assigns forever, the following tract of land situated in Davidson County, Tennessee, with same being more particularly described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

This is the same property designated as 43-13-337 in the Tax Assessor's Office in Davidson County Tennessee.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee(s), their heirs and assigns forever.

AND THE GRANTOR(S) does/do hereby covenant with the said Grantee(s) that they are/is lawfully seized in fee of the aforedescribed real estate; that they has/have a good right to sell and convey the same; that the same is unencumbered except for reservations, restrictions, covenants and easements of record **[*INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING*: subject to plan of record in Plat Book 974, page 69 Register's Office for Davidson County, Tennessee.** Also subject to any and all easements and encroachments apparent from an inspection of the property and the **2017** property taxes, which the above named Grantee(s) hereby assume(s) and agree(s) to pay.

AND THAT TITLE and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

WITNESS, my Hand and Seal this 7th day of April, 2017.

William R. White

State of Tennessee
County of Sumner

On this the 7th day of April, 2017, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared William R. White to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

JESSICA J. HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

WITNESS my hand and Notarial Seal at office the day and year above written.

Jessica Hunter
Notary Public Jessica Hunter

My Commission Expires: 4/26/17

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief the actual consideration for this transfer or value of the property transferred whichever is greater is $85,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

JESSICA J. HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

SWORN TO AND SUBSCRIBED before me, this the 7th day of April, 2017.

Jessica Hunter
Notary Public Jessica Hunter

My Commission Expires: 4/26/17

MAIL TAX BILLS AND DEED TO:
David W. Zajac
309 Hickory St
Madison TN 37115

NEW PROPERTY OWNER AND PROPERTY ADDRESS:
David W. Zajac
309 Hickory Street
Madison, TN 37115

File No.: 177799

EXHIBIT "A"

Lying and being in the County of Davidson. State of Tennessee, to wit:

Being Lot 13 on the Plan of Crittenden Estates, Block "E", of record in Plat Book 974 at Page 69, Register's Office for Davidson County, Tennessee, to which reference is hereby make for a more complete description.

This is the same property designated as Map 43-13, Parcel 337 in the Property Assessor's Office of Davidson County Tennessee.

This is also the same property conveyed to William R. White and wife, Martha J. White by Secretary of Housing and Urban Development found of record in Book 8672, Page 220 in the Register's Office of Davidson County Tennessee. The said Martha J. White is deceased, having died on December 12, 2014, leaving property vested solely to William R. White.