This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

Davidson County DEEDWARR
Recvd: 09/07/17 12:10 3 pgs
Fees:18.00 Taxes:1443.00
20170907-0092089

WARRANTY DEED

THIS INDENTURE, made this 21 day of July, A.D., 2017, by and between

Larkin Frazier and wife, Dawn M. Frazier

First Parties, and

Melodie C. White and Tony R. White, wife and husband
Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ---------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Highland Creek, Section Two, of record in Instrument 20030424005118 as corrected in Surveyors Certificate of Correction of record in Instrument 20050310002651 3, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Larkin Frazier and wife, Dawn Frazier by Warranty Deed from David J. Howell, unmarried recorded on November 2, 2010, of record in Instrument No. 20101102-0087586, Register's Office for Davidson County, Tennessee.

OWNER:
Melodie White & Tony White
957 Century Oak Drive
Nashville TN 37211

RESPONSIBLE TAXPAYER:
QMG Mortgage, Inc.
3160 Crow Canyon Rd Ste 400
San Ramon, California 94583

CLT # 180040A12900CO

MR-CG-207467

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× _____
Larkin Frazier

× _____
Dawn M. Frazier

✓STATE OF Tennessee

✓COUNTY OF Davidson

Personally appeared before me, Larkin Frazier and wife, Dawn M. Frazier , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of June, 2017.

✓ _____
Notary Public

My Commission Expires: ✓ 1/6/2020

WALTER L. JACQUES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 01-06-2020

OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration of this transaction is $ 390,000.00

Renee' Jarrett
Affiant

STATE OF Tennessee, COUNTY OF Williamson

Subscribed and sworn before me this the 21 day of July, 2017.

Signature of Notary Public

Notary Seal

Rebecca Kroger
Printed Name of Notary Public

9-22-2020
Commission Expiration

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 9-22-2020

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2019