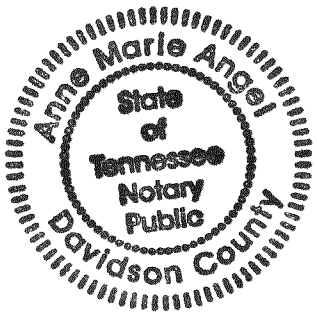
Bill Garrett Davidson County
Batch# 18146 DEEDWARR
10/25/2017 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $111.00
20171025-0109499

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20 day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/8/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Terry White	Terry White	034 13 0 213.00
(NAME)	(NAME)	
208 Aurora Ave.	208 Aurora Avenue	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Thirty Thousand And No/100 Dollars ($30,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Stephen Vivrett, an unmarried man,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Terry White, an unmarried man,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 7 on the Plan of Edgemeade Farm, of record in Book 3600, page 69, Register's Office for said County, and being part of a resubdivision of Lots Nos. 29, 30, 31, and unnumbered lot of Edgemeade Farm, of record in Book 547, pages 89 and 90, Register's Office for Davidson County, Tennessee.

Said Lot No.7 fronts 60 feet on the southerly side of Aurora Avenue, and runs back between lines 172.5 feet on the easterly side and 143.4 feet on the westerly side to a broken line in the rear on which it measures 76.3 feet thereon.

Being the same property conveyed to Emmett D. Vivrett and wife, Maragreat P. Vivrett by Warranty Deed from Mary Kaye Merrell Denny et vir, Sammy Denny dated September 13, 1977 and recorded September 15, 1977 in Book 5197, Page 14, in said Register's Office for Davidson County, Tennessee. Emmett D. Vivrett and Maragreat D. Vivrett were divorced by Final Decree on October 7, 1981 in the Second Circuit Court for Davidson County, Tennessee, pursuant to Docket No. 81D-2208. Said Final Decree vested the parties in the herein described property as tenants in common. Said Final Decree further provided that if either party died before the herein described property was sold, the deceased party's share would pass to the minor child of the parties,namely Stephen Vivrett. Maragreat P. Vivrett died intestate on September 11,

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2012. At the time of her death, she was still vested in the herein described property and upon her death, her interest in said property passed entirely to Stephen Vivrett. Emmett D. Vivrett died intestate on July 5, 2016, vested in the herein described property, and leaving as his sole heirs at law his wife, Ruth Ann Vivrett, and his only child, the herein referenced Stephen Vivrett. Ruth Ann Vivrett executed a Quitclaim Deed to Stephen Vivrett on September 25, 2017 and recorded contemporaneously herewithin in Instrument No. 201710250109498, Register's Office for Davidson County, Tennessee. Ruth Ann Vivrett and Stephen Vivrett were determined to be the sole heirs at law of Emmett D. Vivrett pursuant to the Affidavits of Heirship executed by Christina Morris and Margaret C. Gates, recorded contemporaneously herewith in Instrument Nos. 201710250109497 and 201710250109496, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 208 Aurora Ave., Madison, TN 37115

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 do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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 our hands this 20 day of October, 2017

Stephen Vivrett

File Number: GRN-175910FC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Stephen Vivrett, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of October, 2017.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Comm. Expires
July 6, 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.

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: 2/6/19
Notary' Seal (If on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-06-2019

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