Record and Return to:
Chapman & Rosenthal Title, Inc
7002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $251,500.00

KGn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of October, 2017

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Jason Fridenstine, Trustee of the FH Trust	Jason Fridenstine, Trustee of the FH Trust	34-6-22
(NAME)	(NAME)	
1900 Spring Branch Drive	P.O. Box 340020	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37203-0020	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20172608

For and 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, ROXANNE WHITED**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **JASON FRIDENSTINE, TRUSTEE OF THE FH TRUST DATED 9/27/2017** 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. :

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Shepherd Hills, Section 2, of record in Book 2900, page 12, Register's Office for said County.

Said Lot fronts 120 feet on the south side of Spring Branch Drive and runs back between parallel lines 350 feet to a dead line.

Being the same property conveyed to Roxanne Whited by Warranty Deed from Daryl Clark McMurtry and David Bruce McMurtry and Donna Kay McMurtry Pacentrilli and Dale Robert McMurtry, dated October 19, 2015, and filed of record in Instrument 20151021-0107020, Register's Office for Davidson County, Tennessee.
Steve Whited Joins in the signing of this intrument to convey any interest he may have in the*
This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 2900, page 12, Register's Office for said County; and (b) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5703, page 155, said Register's Office.

Unimproved ☐ *subject property

This is improved ☒ property, known as 1900 Spring Branch Drive, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Bill Garrett Davidson County
Batch# 18501 **DEEDWARR**
10/26/2017 01:22:25 PM 2 pgs
Fees: $13.00 Taxes: $930.55

20171026-0110003

Witness my hand this 23rd day of October, 2017

Roxanne Whited

Roxanne Whited

Steve Whited

Steve Whited

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Roxanne Whited and Steve Whited, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd of October, 2017.

Melissa D. Rogers

Notary Public
My Commission Expires:
3/23/21

