(1)

WARRANTY DEED

Bill Garrett Davidson County
Batch# 36301 DEEDWARR
12/12/2017 10:27:48 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20171212-0126498

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Patricia Green
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF December, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/3/19
(AFFIX SEAL)

KIMBRA SPANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan W. White	Ark-La-Tex Financial Services, LLC dba Benchmark Mortgage	
(NAME)	(NAME)	
5032 Trousdale Drive	5160 Tennyson Pkwy, Suite 1000	146-12-146.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Plano, TX 75024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **RALPH E. FUSON, JR. AND WIFE, MAUREEN A. FUSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONATHAN W. WHITE, SINGLE MAN,** 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:

Being Lot No. 229, on the Plan of Crieve Hall Estates, Section II, as of record in Book 2133, Page 45, Register's Office for said County, described as follows:

Beginning at a point in the Easterly margin of Trousdale Drive, at the corner of Lots Nos. 229 and 230; thence along the margin of said Drive, in a Northerly direction, 177.66 feet to a monument; thence around a curve, in a Northeasterly direction, 39.27 feet to a monument in the South margin of Barrywood Drive; thence with the margin of said Drive, Easterly 190 feet to a monument; thence South along the rear line of Lot No. 229, 147.5 feet to the corner of Lots 229 and 230; thence with the line between said lots, West 205.4 feet to the point of beginning.

Being the same property conveyed by Warranty Deed from Kelley E. Ryan and wife, Kathleen D. Ryan to Ralph E. Fuson, Sr. and wife, Josephine Fuson, as recorded on the 1st day of September, 1978 in Deed Book 5333, Page 229, in the Register's Office of Davidson County, Tennessee. Josephine Fuson aka Josephine Marie Fuson died on June 27, 1985 leaving Ralph E. Fuson, Sr. as sole surviving Tenant by the Entirety. Ralph E. Fuson Sr. died testate on October 29, 1985. Ralph Edgar Fuson, Jr. is the devisee under the last Will and Testatment of Ralph E. Fuson, Sr. probated under Docket No. 97108 and recorded in Will Book 174, page 616, Davidson County Probate Clerk's Office and by Affidavit of Inheritance of Real Estate in Deed Book 10000, Page 370, said Register's Office.

Being the same property conveyed by Quitclaim Deed from Ralph Edgar Fuson, Jr. to Ralph E. Fuson, Jr. and wife, Maureen A. Fuson, as recorded on the 2nd day of April, 1996 in Deed Book 10000, Page 372, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 5032 Trousdale Drive, Nashville, TN 37220
(House Number) (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 we do covenant with the said GRANTEES that we 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 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 my hand this 5 day of December, 2017

Ralph E. Fuson Jr.
RALPH E. FUSON, JR.

Maureen A. Fuson
MAUREEN A. FUSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ralph E. Fuson, Jr. and Maureen A. Fuson, the bargainors, 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 and official seal at Nashville, Tennessee this 5 day of December, 2017.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 8, 2021

J. Gregory Hardeman
Notary Public