Bill Garrett Davidson County
Batch# 39461 DEEDWARR
12/19/2017 12:41:23 PM 2 pgs
Fees: $13.00 Taxes: $1,239.50
20171219-0129213

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 15th day of December, 2017 by and between Evette White, Trustee, of the E. White 401k Trust, hereinafter referred to as GRANTOR, and Amber Joy Spragg and Aaron Hammond Spragg, wife and husband, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 461, on the Plan of Whispering Hills, Section II-C, as of record in Plat Book 2663, pages 66 and 67, Register's Office for Davidson County, Tennessee.

Said Lot No. 461 fronts 81 feet on the Easterly side of Northcrest Drive and runs back between lines, 247.8 feet on the Northerly line and 253 feet on the Southerly line, to a dead line in the rear on which it measures 82 feet.

Being the same property conveyed to E. White 401K Trust, by Warranty Deed, from Anita Murray, unmarried, for a consideration value of dated $159,500.00, dated March 25, 2017, recorded March 30, 2017, of record in Instrument No. 20170330-0031264, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Julia F. Murray, unmarried, by Warranty Deed, from Paul R. Pate, unmarried, dated May 15, 2002, recorded May 21, 2002, of record in Instrument No. 20020521-0062006, Register's Office for Davidson County, Tennessee. Said Julie F. Murray having died intestate on December 28, 2015 and title having vested in Anita Murray, as her sole heir at law.

This is [X]improved [ ]unimproved property known as: 531 Northcrest Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

E. White 401k Trust

By: Evette White
Evette White, Trustee

CORPORATE
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Hannah Cutshall, a Notary Public of said State and County aforesaid, personally appeared **Evette White** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **Trustee** of **E. White 401k Trust**, the within named trustee and that he/she as such **Trustee**, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by himself (or herself) as **Trustee**.

Witness my hand and seal, at office in Franklin, TN, this the 15th day of December, 2017.

Hannah Cutshall
Notary Public
My Commission Expires: My Commission Expires February 23, 2021

HANNAH CUTSHALL STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Name and Address of Property Owner:
Amber Joy Spragg and Aaron Hammond Spragg
531 Northcrest Drive, Nashville, TN 37211

Send Tax Statements to:

new owner

Map & Parcel: 147 11 0 094.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $335,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 15th day of December, 2017.

Notary Public

My Commission Expires: 6/19/18

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
17-1-626