WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/21/04 14:57 2pgs
Fees:13.00 Taxes:925.00

20040721-0087431

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$250,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JULY, 2004.

Notary Public

My Commission Expires SEPT 25, 2004

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Lenders Title & Escrow, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley Bartels	Bradley Bartels	181-1-A-39.00 CO
(NAME)	(NAME)	
7000 Sugarplum Road	7000 Sugarplum Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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, Jack J. White III, and wife Lorrie S. White, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Bradley Bartels and Kimberly Bartels, 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. :

*Husband and wife

Land in Davidson County, Tennessee, Being Lot No. 142 on the Plan of Section One, Sugar Valley, of record in Book 9700, pages 709-711, Register's Office for said County, to which plan of reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jack J. White III and wife, Lorrie S. White by Deed from Yazdian Construction, Inc., dated August 27, 1999 and filed for record in Book 11643, page 525, Register's Office for Davidson County, Tennessee.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Any and all matters as shown on the Plan of record in Book 9700, page 374, said Register's Office. (Boundary Plat)
b) All matters shown on the plan of record in Book 9700, pages 709-711, said Register's Office.

c) Declaration of Covenants, Conditions and Restrictions of record in Book 11069, page 14, said Register's Office. (This is a P.U.D.)

d) By-Laws of record in Book 11069, page 24, said Register's Office.

e) Charter of Sugar Valley Homeowners' Association, Inc., of record in Book 11069, page 6, said Register's Office.

f) Conveyance of Open Space to Sugar Valley Homeowners' Association Inc., of record in Instrument No. 20000425-0041128, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 7000 Sugarplum Road, Nashville, TN 37211

(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.

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.

Witness our hands this 2nd day of July, 2004.

Jack J. White III

Lorrie S. White

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Jack J. White III and wife, Lorrie S. White, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 2nd day of July, 2004.

Commission expires: 03/09/07

Notary Public

KANDACE N. TOMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.