WARRANTY DEED



STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$45,000.00**

William A White
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **18TH DAY OF JANUARY, 2005.**

Notary Public

MY COMMISSION EXPIRES: **November 24, 2007.**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William A. White	New Owner	**136-13-0-137.00**
(NAME)	(NAME)	
P.O. Box 2067		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37024	,	
(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, I, **Ann Charlton**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William A. White and wife Joann White**, 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:

SEE ATTACHED EXHIBIT A

Davidson County DEEDWARR
Recvd: 01/19/05 08:48 3 pgs
Fees:18.00 Taxes:166.50
20050119-0006507

unimproved ☐

This is improved ☒ property, known as **200 Bell Road, Nashville, TN 37217**
(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/our hand(s)** this **18th day of January, 2005**.

Ann Charlton

Ann Charlton

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 Ann Charlton the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 18th day of January, 2005.

Commission expires: 11/24/07

Notary Public

~~Being the same property conveyed to George E. Charlton by deed of record in Book 4299, Page 602, Register's Office for Davidson County, Tennessee. The said George E. Charlton having since died.~~

~~This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.~~

DAVIDSON CO., TN ROGER SPROUSE NOTARY PUBLIC AT LARGE

EXHIBIT A

Land in Davidson County, Tennessee, being in the 2nd Civil District, described according to a survey made by Hickerson and Smith Engineers, October 19, 1965, as follows:

Beginning at a point being the Northeast corner of the property conveyed to Jim W. Sargent, Sr., and wife, of record in Book 4018, Page 765, Registers Office for said County; thence with said Sargent's northern boundary line, westerly 183 feet; thence north 23° 21' west 166 feet; thence north 85° 41' east 174.7 feet; thence north 0° 59' east 109.4 feet; thence north 87° 52' east 122.4 feet; thence north 84° 57' east 192 feet; thence south 11° 59' east 210.5 feet to the northeast corner of the property conveyed to Smith Spring Baptist Church, as of record in Book 4878, Page 175, said Registers office; thence with said Church properties northern boundary line north 77° 21' west 255.9 feet; thence south 12° 39' west 130 feet to the beginning, contains 2 acres, more or less; together with a right of way easement over the private drive from Bell Road to the premise which private drive lies one half on each side of the southerly line of the property conveyed to William B. Goodwin and wife, Lenora M. Goodwin, by deed of record in Book 3890, Page 54, and the same being the northerly line of the property conveyed to William Porter Parks and wife, Margaret P. Parks, by deed of record in Book 2647, Page 22, said Registers Office.

Included in the above description, but excluded therefrom is Land in Davidson County being lots 1,2,3, and 4, on the plan of Edge View Estates, of record in Book 5800, page 83, said registers office, to which reference is made for a more complete description.

Being the same property conveyed to George E. Charlton and wife, Ann Charlton by deed of record in Book 4299, Page 602, Register's Office for Davidson County, Tennessee. The said George E. Charlton having since died.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.