*This document was recorded in Wilson County, TN unnecessarily. The sales tax and mortgage tax was paid in Wilson County, TN with that recording.

File No. 290400317

WARRANTY DEED

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TN

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF MAY, 2009.

Notary Public

MY COMMISSION EXPIRES: 11.28.09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 05/20/09 09:20 3 pgs
Fees:17.00 Taxes:0.00
20090520-0046277

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey P. White	Bank of America, N.A.	063-04-0A-065.00
(NAME) 1029 Tabitha Lane	(NAME) 801 Crescent Center Dr. #510	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Kristopher D. Cantrell and wife, Cynthia A. Cantrell, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Jeffrey P. White, and Linda T. White, husband and wife**, hereinafter called the grantee(s), 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. 137, Phase Four Cleveland Hall Subdivision, as shown on plat of record in Instrument 20080201-0010505, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Kristopher D. Cantrell by Warranty Deed from Cleveland Hall, LLC, a Tennessee Limited Liability Company of record in Instrument 20080215-0015144 on February 13, 2008 and filed for record on February 15, 2008, Register's Office for Davidson County, Tennessee.

Cynthia A. Cantrell joins in this conveyance to convey any and all rights she may have in this property.

All matters as set forth per Instrument 20080201-0010505, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 11725, Page 76, Instrument 20051202-0144894, Instrument 20071220-0146113, Instrument 20080208-0013290, Instrument 20081014-0103112, Register's Office for Davidson County, Tennessee.

Ingress/Egress Easement to James T. Williams, IV et al of record in Book 7844, Page 249, Register's Office for Davidson County, Tennessee.

Utility Easement to Homeowner's Association of record in Book 7844, Page 262, Register's Office for Davidson County, Tennessee.

Drainage Easement to Homeowner's Association of record in Book 7844, Page 268, Register's Office for Davidson County, Tennessee.

Utility Easement to Homeowner's Association of record in Book 7844, Page 272, Register's Office for Davidson County, Tennessee.

Water Easement to Homeowner's Association of record in Book 7994, Page 167, Register's Office for Davidson County, Tennessee.

Water Easement to Cumberland Utility District of record in Book 7994, Page 173, Register's Office for Davidson County, Tennessee.

Sewer Easement to Nashville of record in Book 8006, Page 677, Register's Office for Davidson County, Tennessee.

Access Easement to Nashville of record in Book 8068, Page 524, Register's Office for Davidson County, Tennessee.

Utility Easement to BellSouth of record in Book 11720, Page 325, Register's Office for Davidson County, Tennessee.

Charter of Homeowner's Association as shown of record in Book 11725, Page 70, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1029 Tabitha Lane, Old Hickory, TN 37138
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 4th day of May, 2009.

Kristopher D. Cantrell

Kristopher D. Cantrell

Cynthia A. Cantrell

Cynthia A. Cantrell

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Kristopher D. Cantrell and Cynthia A. Cantrell the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 4th day of May, 2009.

Commission expires: 11.28.09

Tracey Trumphour

Notary Public

File Number: 290400317

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

Certificate of Authenticity

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry
Signature

State of Tennessee
County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is ~~true~~ and correct and whose signature I have witnessed.

Mandy Alsup
Notary's Signature

My Commission Expires: 5-14-2011.

Notary's Seal (If on paper)

Mandy Alsup
State of Tennessee
Notary Public
Wilson Co.