WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120018421 DEEDWARR
Recvd: 03/13/12 15:11 2 pgs
Fees:13.00 Taxes:2405.00
20120313-0021681

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of March, 2012
Notary Public
MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Ray White	Regions Bank d/b/a Regions Mortgage	11200016200
(NAME)	(NAME)	
4646 Heath Road	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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/WE, **Nicholas C. White and Tracey R. White**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kevin Ray 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: *MARRIED

Land in Davidson County, Tennessee, being Tract 6-B of the Robert R. Mosely, Jr. property, more particularly described as follows:
Tract 6-B: Beginning at a point in the centerline of Heath Road, said point being the northwesterly corner of Tract 6-A, and being the northeasterly corner of the tract; thence leaving said centerline with the southwesterly line of Tract 6-A and severing the lands of the Robert R. Mosley, Jr. property of record in Book 6804 at page 474, Register's Office of Davidson County, TN, South 54 degrees 41 minutes 00 seconds East 754.005 feet, passing a steel post at 25.065 feet, to a steel T-post; thence leaving said line with the northerly line of tract 5, South 57 degrees 51 minutes 50 seconds West 394.96 feet, passing a steel post at 369.775 feet to a point, said point being located in the centerline of Leon Road; thence with the centerline of Leon Road north 32 degrees 08 minutes 10 seconds West, 66.60 feet to a point; thence continuing with a curve to the left 344.86 feet, said curve having a central angle of 40 degrees 31 minutes 52 seconds, a radius of 487.50 feet and a chord of North 52 degrees 24 minutes 06 seconds West 337.71 feet to a point; thence North 72 degrees 46 minutes 10 seconds West 171.49 feet to an iron spike, said spike being located at the intersection of Heath Road; thence with the centerline of Heath road and a curve to the left 104.48 feet, said curve having a central angle of 14 degrees 46 minutes 50 seconds, a radius of 405.01 feet, and a chord bear of North 34 degrees 27 minutes 54 seconds East 104.19 feet to a point; thence continuing North 26 degrees 50 minutes 19 seconds East 227.75 feet to a point; thence with a curve to the right 49.90 feet, said curve having a central angle of 4 degrees 22 minutes 56 seconds, a radius of 652.40 feet, and a chord of North 29 degrees 01 minutes 46 seconds East 49.885 feet to an iron rod and the point of beginning, containing 217,958 feet or 5.003 acres, more or less.

INCLUDED in this conveyance are all those rights in and to that certain Instrument titled Quitclaim Deed with Covenants Running with the Land of record in Book 5393, page 898, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Nicholas C. White and wife, Tracey R. White, by Warranty Deed from Daniel S. Davie, dated May 8, 2001 and filed on May 10, 2001 in Instrument Number 20010510-0048528, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4646 Heath Road, Nashville, TN 37221

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, has 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 our hands this **12th** day of **March, 2012**

Nicholas C. White

Tracey R. White

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Nicholas C. White and Tracey R. White**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **12th** day of **March, 2012**

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON