BILL GARRETT, Davidson County
Trans:T20130059053 DEEDWARR
Recvd: 07/11/13 11:18 2 pgs
Fees:13.00 Taxes:1498.50
20130711-0071739

# WARRANTY DEED

G-FSBO-13-3924

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES: 3/26/17
(AFFIX SEAL)

JENNY GOSLIN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Gerald Richard Pankow, II | Same | |
| 3924 Kimpalong Avenue (ADDRESS) | 2013 Galbraith Dr. (NAME) (ADDRESS) | |
| Nashville, TN 37205 (CITY) (STATE) (ZIP) | Nashville TN 37215 (CITY) (STATE) (ZIP) | 103-16-79.00 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TORNE WHITE AND SANDY WHITE, HUSBAND AND WIFE , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GERALD RICHARD PANKOW, II AND JENNY FIELDS PANKOW, HUSBAND AND WIFE , hereinafter called the Grantee(s), their heirs and assigns, that 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. 27 AND THE WESTERLY 15 FEET OF LOT NO. 28 ON THE PLAN OF KIMPALONG PLACE OF RECORD IN PLAT BOOK 547, PAGE 18, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.SAID LOT NO. 27 AND THE WESTERLY 15 FEET OF LOT NO. 28 ADJOIN AND FRONT TOGETHER 115 FEET ON THE NORTHERLY SIDE OF KIMPALONG ROAD AND RUN BACK BETWEEN PARALLEL LINES 175 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO TORNE WHITE AND SANDY WHITE, HUSBAND AND WIFE BY DEED FROM JAMES A. CRAWFORD AND WIFE, JANE CRAWFORD, DATED 08/31/2011 AND FILED FOR RECORD ON 09/02/2011 IN INSTRUMENT 201109020068084, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTER SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 547, PAGE 18; EASEMENT FOR SANITARY SEWER AND STORM DRAINAGE OF RECORD IN BOOK 3932, PAGE 771 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved ( X ) property, known as 3924 Kimpalong Avenue, Nashville, Tennessee 37205
(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 hand(s) this 3rd day of July, 2013.

Torne White

Sandy White

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Torne White and Sandy White, the within named bargainor, 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, this the 3rd day of July, 2013.

Notary Public

My Commission Expires: 03-08-2016

(SEAL)

CHARLES SMITH
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 03-08-2016

**RETURN TO:**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903