**RECORD AND RETURN TO:**
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

KEVIN M. BRADY
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 130,500.00

Affiant

Subscribed and sworn to before me, this 6th day of December, 2013.

Notary Public

My commission expires: 9/16/2015

BILL GARRETT, Davidson County
Trans:T20130108042 DEEDWARR
Recvd: 12/31/13 12:06 2 pgs
Fees:13.00 Taxes:482.85
20131231-0131193

**THIS INSTRUMENT WAS PREPARED BY**
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **RANDALL P. WHITE**<br>**KAREN R. WHITE** | **RANDALL P. WHITE**<br>**KAREN R. WHITE** | **03409007000** |
| **454 JANETTE AVE** | **156 LAKE MARIAM ROAD** | |
| **GOODLETSVILLE, TN 37072** | **WINTER HAVEN. FL 33884** | |
| | | |

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 ACKNOWLEDGE, WE,

**MARY LOU SCHROEDER, A SINGLE WOMAN**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**RANDALL P. WHITE and wife, KAREN R. 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:

Being Lot No. 84 on the Plan of Gateway, Section 1, as of record in Book 3300, pages 39 and 40, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete and accurate description.

BEING THE SAME PROPERTY CONVEYED TO MARY LOU SCHROEDER BY WARRANTY DEED FROM TAMI J. SWINDELL, JOINED BY HER HUSBAND, DAVID E. SWINDELL, DATED 06/05/2006 AND RECORDED ON 06/07/2006 IN INSTRUMENT NUMBER 20060607-0067717, AND RE-RECORDED ON 06/14/2006 IN INSTRUMENT NUMBER 20060614-0070461, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved ( X ) unimproved ( ) property known as 454 JANETTE AVE, GOODLETSVILLE, TN 37072.

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 in 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 6th day of December, 2013.

Mary Lou Schroeder
MARY LOU SCHROEDER

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

Personally appeared before me, a Notary Public of said County and State, MARY LOU SCHROEDER, the within named Grantor(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, at office, this 5th day of December, 2013.

Notary Public

My Commission Expires: 11/6/2015

KEVIN M. BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY