THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14020249** BILL GARRETT, Davidson County Trans:T20140015003 DEEDWARR Recvd: 03/05/14 10:17 2 pgs Fees:13.00 Taxes:1239.50 20140305-0018410	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $335,000.00. Affiant Subscribed and sworn to before me, this 28th day of February, 2014. Notary Public My Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Torne White and Sandy White 2813 Acklen Ave Nashville, TN 37212	Send Tax Bills To: Torne White 2129 W. Linden Ave. Nashville, TN 37212	Tax Information: Tax Parcel ID No. 10411005000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anne A. Auerbach, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Torne White and wife, Sandy White and Larry White and wife, Yvonne White, all as tenants in common with rights of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 7, BLOCK 4, FAIRFAX PLACE, as shown on plat of record in Plat Book 547, Pages 137-138 (erroneously referred to as Plat Book 547, Pages 138 and 139 in deeds in chain of title), in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Robin B. Fuller and wife Emily B. Fuller to Anne A. Auerbach and Alison M. Auerbach, both unmarried persons as recorded on the 20th day of December, 1988 in Deed Book 7731, Page 907; Quitclaim Deed from Alison M. Auerbach to Anne A. Auerbach and Stanley I. Auerbach, joint tenants with right of survivorship as recorded on the 6th day of October, 1992 in Deed Book 8750, Page 251 and Quitclaim Deed from Stanley I. Auerbach to Anne A. Auerbach as recorded on the 8th day of August, 1997 in Deed Book 10562, Page 735, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FAIRFAX PLACE, as recorded in Plat Book 547, Page(s) 137-138.

This is improved property located at 2813 Acklen Ave Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its

successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of February, 2014.

Anne A. Auerbach

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anne A. Auerbach, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2014.

Notary Public

My Commission Expires: _____

NICHOLAS J. AKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2015