WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day

Notary Public

MY COMMISSION EXPIRES: 1-6-15

(AFFIX SEAL)

NOTARY PUBLIC
Jacqueline Q. Brown
My Commission Expires
January 6, 2015
STATE OF TENNESSEE

return to:
Realty Title & Escrow Co., Inc.
1118 Nashville Hwy, Ste 150
Columbia, TN 38401
~~931 540 1282~~

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC, 2207 Crestmoor Road, Suite 101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Raymond A. White	U.S. Bank, N.A.	092-13-0-426.00
(NAME)	(NAME)	
3605 Dakota Ave.	P.O. Box 20005	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Owensboro KY 42304-0005	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Laura Gilmer, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Raymond A. White and Casey M. White, as husband and wife, 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:

Land in Davidson County, Tennessee, being Lot No. 160 and the westerly half of Lot No. 159 on the map of Hortense Place as of record in Book 161, Page 167, Register's Office for Davidson County, Tennessee.

Said Lot No. 160 and the westerly half of Lot no. 159 front together 75 feet on the southerly side of Dakota Avenue, formerly 4th Avenue, and run back between parallel line 150 feet to an alley.

Being the same property conveyed to Laura Gilmer by deed from Joseph Green and wife, Diane Green, dated July 25, 2005, of record in Instrument No. 20050727-0087260, Register's Office for Davidson County, Tennessee.

This property is not now, nor ever has been the primary or marital residence of the Grantor and has been used strictly as Investment Property. John Robert Golemon joins in the execution of this Warranty Deed to convey any and all marital interest he may have in and to the said property.

unimproved ☐

This is improved ☑ property, known as 3605 Dakota Ave., Nashville, TN 37209

(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 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 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.
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.

BILL GARRETT, Davidson County
Trans:T20140019834 DEEDWARR
Recvd: 03/25/14 12:17 2 pgs
Fees:13.00 Taxes:962.00
20140325-0024427

Witness our hands this 19th day of March, 2014.

Laura Gilmer

John Robert Golemon

STATE OF TENNESSEE

COUNTY OF Davidson

On this 19th day of March, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Laura Gilmer and John Robert Golemon**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-6-15

Notary Public,

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Jacqueline G. Brown
My Commission Expires
January 6, 2015
STATE OF TENNESSEE