BILL GARRETT, Davidson County
Trans:T20140023746 DEEDWARR
Recvd: 04/08/14 14:28 2 pgs
Fees:13.00 Taxes:906.50

20140408-0029388

WARRANTY DEED

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $245,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of April, 2014.

Notary Public

My commission expires:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James P. White **Janice L. White**	New owner	**Map 104-09-0-K Parcel 106-00co**
3818 West End Ave #106		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Thomas Edward Jensen, Jr. and Tracy Steed Jensen, husband and wife

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

James P. White and wife, Janice L. White and Christopher J. White and Lisa Marie White, husband and wife, as joint tenants with rights of survivorship

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 a certain Condominium Apartment in Davidson County, Tennessee, being Unit 106 of Building "B" of The Montclair Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Montclair Condominiums, of record in Book 7332, Page 380 as amended in Book 7902, Page 113 and Instrument Nos. 20021231-0162451 and 20030113-0005471, Register's Office of Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 7332, Page 380, as amended in Book 7902, Page 132, Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Montclair Condominiums, of record as set out on Exhibit "B" to the Master Deed, in Book 7332, Page 380 and amended in Book 7902, Page 113, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Thomas Edward Jensen, Jr. and Tracy Steed Jenson, husband and wife, by Deed from Walter G. Steed, III, and wife, Joan M. Steed, of record in Instrument No. 20131003-0103851, Register's Office for DAVIDSON County, Tennessee.

Conveyance of the above parcel of land is subject to the following:

The Plan of record as set out on Exhibit "B" to the Master Deed of record in Book 7332, Page 380 and as amended in Book 7902, Page 113, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

Charter of The Montclair Condominiums Association, Inc., of record in Book 7887, Page 462, Register's Office for Davidson County, Tennessee.

Easement for ingress & egress as set out in the Deed of record in Book 6846, Page 833 and corrected and confirmation of record in Book 6881, Page 926 and Book 7902, Page 109, Register's Office for Davidson County, Tennessee.

Easement for ingress/egress of record in Book 7902, Page 145, Register's Office for Davidson County, Tennessee.

Restrictive Covenants contained in instrument of record in Book 6846, Page 838, Register's Office for Davidson County, Tennessee.

By-Laws of The Montclair Condominiums Association, Inc., of record in Book 7332, Page 431 and as amended in Book 7902, Page 132, Register's Office for Davidson County, Tennessee.

The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions

and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Montclair Condominiums, of record in Book 7332, Page 380 and as amended in Book 7902, Page 113, Instrument No. 20021231-0162451 and Instrument No. 20030113-0005471, Register's Office for Davidson County, Tennessee.

All matters shown on the Boundary Plat of record in Book 6900, Page 954, placement of units shown in Master Deed of record in Book 7332, Page 380, as amended in Book 7902, Page 113, Register's Office for Davidson County, Tennessee.

This is improved (__x__) Unimproved (____) property, known as **3818 West End Ave #106, Nashville, TN 37205**

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 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.

Witness my/our hand(s) this **4th** day of **April, 2014.**

Thomas Edward Jensen, Jr.

Tracy Steed Jensen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Thomas Edward Jensen, Jr. and Tracy Steed Jensen,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **4th** day of **April, 2014.**

Notary Public

My Commission Expires:_____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017