WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/13/14 15:32 2 pgs
Fees:13.00 Taxes:431.05
20140513-0041107

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9TH DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

NELSON LEIGH BROWN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael A. Todd, Trustee of The Michael A. Todd Revocable Living Trust		11902003200
(NAME)	(NAME)	
215 Desoto Drive	new owner	
(ADDRESS)		
Nashville, Tennessee 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, Kathie C. White and Sherrie D.C. Gibson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael A. Todd, Trustee of The Michael A. Todd Revocable Living Trust, 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. 43 on the Plan of Mertie Milwee Property of record in Book 2331, page 117, Register's office for Davidson County, Tennessee.

Said Lot No. 43 fronts 75 feet on the south side of De Soto Drive and runs back between parallel lines 150 feet to a dead line.

Included in this description but excluded from this conveyance is that portion of the property sold off in Warranty Deed Book 4387, page 284, said Register's Office.

Being part of the same property conveyed to William A. Cunningham and wife, Bobbie S. Cunningham by deed from Carl Batson, Inc. of record in Book 2590, page 269, Register's Office for Davidson County, Tennessee. William A. Cunningham having predeceased Bobbie S. Cunningham. Bobbie S. Cunningham having died testate leaving the property to Kathie C. White and Sherrie D.C. Gibson as sole heirs, reference Affidavit of Heirship in Instrument No. 20140513-0041105 , said Register's Office. 20140513-0041104

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Kathie C. White by Sherrie D.C. Gibson as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20140513-0041106 , in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 215 Desoto Drive, Nashville, TN 37215

(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.

Witness our hands this 5th day of May, 2014.

Kathie C. White by Sherrie D.C. Gibson her attorney in fact

Sherrie D.C. Gibson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sherrie D. C. Gibson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of May, 2014.

Commission expires:

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 5th day of May, 2014 before me personally appeared Sherrie D.C. Gibson, the person who executed the foregoing instrument on behalf of Kathie C. White, and acknowledged that she executed the same as the free act and deed of the said Kathie C. White, through Power of Attorney granted her by the said Kathie C. White.

Witness my hand and official seal at Nashville, Tennessee this 5th day of May, 2014.

Commission expires:

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017

Notary Public

True Copy Certification

I, Charles E. Morton IV, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Chelsea Leigh Brown, a notary public for this county and state, Charles E. Morton IV who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature // Commission Expires: 30 March 2015

CHELSEA LEIGH BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 30 MARCH 2015