Davidson County DEEDWARR
Recvd: 12/08/14 14:33 3 pgs
Fees:18.00 Taxes:536.50
20141208-0112336

Prepared By & Return To:
Tennessee Title Services, LLC
720A South Church Street
Murfreesboro, TN 37130
14-0747M

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of December, 2014

Notary Public
Commission Expires: 4-15-17

DAVID B. WHELAN STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 04-15-17 RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Carly A. Crouch 403 Seneca Ct Nashville, TN 37214	F & M Bank P.O. Box 451 Clarksville, TN 37041	096-09-0-016.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Thomas J White, II, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carly A. Crouch, single woman

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. 209 on the Plan of Woodberry Park, said plan being of record in Plat Book 2133, Pages 117, 118 and 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

SAID Lot No. 209 fronts 100.00 feet on the southerly boundary of Seneca Court, and runs back 100.00 feet on the westerly line, common with Lot #208, and 157.50 feet on the easterly line, common with Lot #210, to a line in the rear measuring 82.50 feet, common with Lot #207, according to a survey dated Jun 11, 1999 by Stanley Glenn McRae, Registered Land Surveyor #1673.

BEING the same property conveyed to Thomas J. White, II, a married man, by Warranty Deed from Joseph C. Barton and Terri L. Barton, husband and wife, dated 12/4/13 and recorded 12/6/13 in Instrument Number 20131206-0124288; and the same property previously conveyed to Joseph C. Barton and Terri L. Barton, husband and wife, by Warranty Deed from Jack Wagner and Marilyn Wagner, husband and wife, dated 6/10/13 and recorded 6/14/13 in Instrument Number 20130614-0061001; and previously conveyed to Jack Wagner and Marilyn Wagner, husband and wife, by Warranty Deed from Martha Jones Suskowitz, single, dated 5/15/13 and recorded 5/21/13 in Instrument Number 20130521-0051017; and previously conveyed to Irene A. Cosse and Martha Jones Suskowitz, both unmarried, as joint tenants with right of survivorship, by

Warranty Deed from R. Paul Cosse, unmarried, dated 6/23/99 and recorded 7/2/99 in Book 11555, Page 888, Register's Office for Davidson County, Tennessee. The said Irene A. Cosse reportedly having since died on or about 12/16/04, leaving property vested solely in Martha Jones Suskowitz.

Karina White hereby joins in the execution of this instrument for the purpose of conveying any and all of her rights, title and interest in the above described property by virtue of her marriage to Thomas J. White, II.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 403 Seneca Ct, Nashville, TN 37214.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 5th day of December, 2014.

Thomas J White, II

Karina White

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Thomas J White, II and Karina White

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 and official seal at Nashville, Tennessee this 5th day of December, 2014.



(Notary Seal)

Notary Public
My Commission Expires: 4/15/17

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE