BILL GARRETT, Davidson County
Trans:T20150025281 DEEDWARR
Recvd: 04/06/15 15:41 2 pgs
Fees:13.00 Taxes:462.50
20150406-0029991

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 2nd day of April, 2015, by and between Joann C Gaines a/k/a Joanne C Gaines and Ernest Lavine Gaines a/k/a Ernest L Gaines, husband and wife, party of the first part, and Branan White, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot(s) 21, as shown on the map entitled the Map of North Nashville Real Estate Company's, of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being all or part of the same property conveyed to Ernest L Gaines and Joann C Gaines by Quit Claim Deed of Record at Instrument No. 20150406-0029990 in the Register's Office of Davidson County, Tennessee.

Being previously conveyed to Ernest Lavine Gaines, Joanne C. Gaines, Avery Dean Brown and Trance Danielle Chatham by virtue of that certain Quit Claim Deed dated September 11, 2007, at Instrument No. 20071016-0122631 and Instrument No. 20020207-0017120 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; and I/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 GRANTEE(S), his/her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Joann C Gaines
Joann C Gaines

Ernest Lavine Gaines
by Joann Gaines attorney in fact
Ernest Lavine Gaines, by Joann Gaines,
Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Joann C Gaines, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of April, 2015.

Memorie White
Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of April, 2015, before me personally appeared Joann C Gaines, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ernest Lavine Gaines acknowledged that such person executed the same as the free act and deed of Ernest Lavine Gaines.

WITNESS my hand and official seal at office this 2nd day of April, 2015.

Memorie White
Notary Public



My Commission Expires: 7-3-17

Property Owner & Address: Branan White

1310 7th Avenue North, Nashville, TN 37208

Tax Parcel No 08209003100

Property Address: 1310 7th Avenue N
Nashville, TN 37208

MAIL TAX BILLS TO: 241 Creekside Drive
Lewisburg, TN 37091

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $125,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Heather Wood
AFFIANT

SUBSCRIBED AND SWORN TO before me this 2nd day of April, 2015.

Ashley W. Morgan
Notary Public

My Commission Expires: 06-19-16

