THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15033407

BILL GARRETT, Davidson County
Trans:T20150030096 DEEDWARR
Recvd: 04/21/15 13:35 2 pgs
Fees:13.00 Taxes:1813.00
20150421-0035538

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $490,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of April, 2015.

Notary Public
My Commission Expires: 9/10/18

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lauren White and Jason White 1106 Stonewall Jackson Ct Nashville TN 37220	New Owner	Tax Parcel ID No. 145-11-22.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Patricia A. Green, unmarried** ("Grantor"), has this day bargained and sold, and do hereby transfer and convey to **Jason Robert White and Lauren Smelser White, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 18, GRANNY WHITE PARK, as shown on plat of record in Plat Book 3700, Page 72, Certificate of Correction recorded in Book 4398, Page 540, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from The Equitable Life Assurance Society of the United States, a New York Corporation to Clyde H. Green and wife, Patricia A. Green as recorded on the 3rd day of February, 1977 in Deed Book 5112, Page 193 and Probate Docket #04P1967, in the Register's Office of Davidson County, Tennessee. Clyde H. Green having died on November 26, 2004 and said property having transferred to Patricia A. Green upon his death.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GRANNY WHITE PARK, as recorded in Plat Book 3700, Page(s) 72, Certificate of Correction recorded in Book 4398, Page 540.

Covenants, Conditions and Restrictions as set forth in Deed recorded in in Book 4025, Page 341.

This is improved property located at 1106 Stonewall Jackson Ct Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of April, 2015.

Patricia A. Green

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patricia A. Green, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of April, 2015.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018