01288-25929

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150040917 DEEDWARR
Recvd: 05/27/15 10:25 2 pgs
Fees:13.00 Taxes:381.10
20150527-0048566

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: 4-13-19

(AFFIX SEAL)

DOROTHY E. WELCH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chris Haynes	NEW OWNER	133-06-0-168
(NAME)	(NAME)	
232 Wheeler Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Harriett D. White, unmarried and Carla Madrie White, unmarried**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Chris Haynes**, hereinafter called the GRANTEE(S), their heirs and/or 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 Nos. 27 and 28 and the Easterly 10 feet of Lot No. 26 on the unrecorded Map of J.G. Grissim's Wheeler Avenue Addition, being a subdivision of the J.K. Newsom Farm in the 6th Civil District in Davidson County, Tennessee, and described according to a plan made by Blanchard & Parrish Surveyors, of April 1939, as follows:
Beginning at a point in the southerly margin of Wheeler Avenue at the common corner of Lots 28 and 29; thence with the margin of said Avenue, westerly 60 feet to a point 10 feet West of the common corner of Lots 26 and 27; thence Southerly parallel to the line between said lots, 214.96 feet, more or less, to a point; thence, Easterly 60 feet to the common real corner of Lots 28 and 29; thence, with the line between said lots, Northerly 214 feet to the point of beginning.

Being the same property conveyed to Harriet D. White, unmarried and Carla Madrie White, unmarried by Warranty Deed from Gladys M. Pollock, unmarried, dated 11/30/2007, recorded 12/04/2007, of record in Instrument No. 20071204-0140198, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:
Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
Taxes for 2015 and subsequent years, a lien not yet due and payable.
Agreement for Dedication of Easement of record in Book 4224, Page 134, in the Register's Office for Davidson County, Tennessee.
2015 Property Taxes have been prorated between the Grantor and Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 232 Wheeler Avenue, Nashville, TN 37211
(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 GRANTEE(S), their heirs and/or 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, 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 GRANTEE(S), their heirs and/or 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 22nd day of May, 2015.

Harriett D. White by Charles Henry White Attorney in Fact

Carla Madrie White

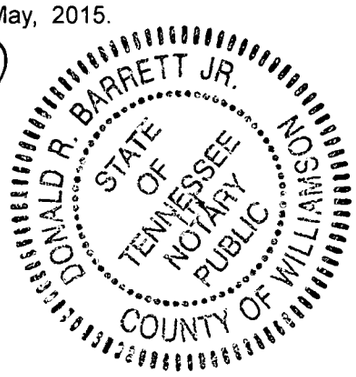
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Henry White with whom I am personally acquainted and who proved himself to be the Attorney in Fact for Harriet D. White, and who being authorized to do so acknowledged executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of May, 2015.

Notary Public

My Commission Expires: 8/21/17



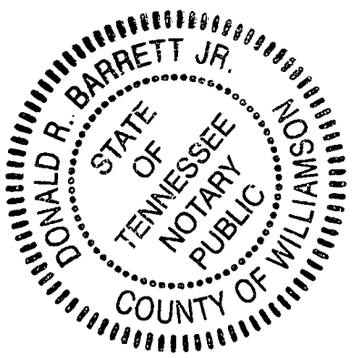
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Carla Madrie White, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of May, 2015.

Notary Public

My Commission Expires: 8/21/17



RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064