Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $314,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of December 2015.

Notary Public
My commission expires: 10/30/16

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-28762

BILL GARRETT, Davidson County
Trans:T20150104034 DEEDWARR
Recvd: 12/09/15 11:37 2 pgs
Fees:13.00 Taxes:1161.80
20151209-0123935

Address of New Owner:	Send Tax Bills to:	Tax Information
Jamie Sinz 1303 Plymouth Avenue Nashville, TN 37216	New Owner	061120014200

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Robin B. White and Jason White, wife and husband hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Nikolas Daum, and Jamie Sinz, husband and wife hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 23 and the easterly one-half of Lot No. 24 on the Plan of Map Showing Re-Subdivision of Lots 70-73-76-77-78-79-80-81-82-83-86-87-88-89-90-91-92-93-94-95-96-97 Eastdale Place of record in Book 974 page 22 Register's Office for Davidson County, Tennessee.

Said property fronts 90 feet on the northerly margin of Plymouth Avenue and extends back between parallel lines 180 feet to a dead line.

Being the same property conveyed to Robin B. White and Jason White, wife and husband by deed from Claire Crowell and Tyler Crowell, wife and husband of record in Instrument No. 20140226-0016351 Register's Office for Davidson County, Tennessee dated February 2, 2014

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Lots 70-73 76-83 86-97 Eastdale Place of record in Book 974 Page 22, Register's Office for Davidson County, Tennessee

This property is improved property known as 1303 Plymouth Avenue, Nashville, Tennessee 37216

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 2 day of December, 2015.

Jason White

Robin B. White

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 Jason White and Robin B. White, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 2nd day of December, 2015.

Notary Public

My Commission expires: 2/25/19

Amy Cross Nance
Notary Public
State of Tennessee
Williamson County

FILE NO: 09172