WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150104518 DEEDWARR
Recvd: 12/10/15 13:52 2 pgs
Fees:13.00 Taxes:1901.80
20151210-0124464

R-KW-15-2801-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $514,000.00.

x Jesse Fayne Alford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF DECEMBER, 2015.

C. Loy Carney
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jesse Fayne Alford	NEW OWNER	
(NAME)	(NAME)	**117030R00100CO**
2801 White Oak Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **CAR INVESTMENTS, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JESSE FAYNE ALFORD, A SINGLE MAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit C, COTTAGES AT WHITE OAK, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150107-0001625, amended at Instrument Nos. 20150107-0001626 and 20150827-0086716, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Quitclaim Deed from Robert Kincaid to CAR Investments, a Tennessee General Partnership as recorded on the 2nd day of October, 2014 in Instrument No. 20141002-0091127; part of Warranty Deed from Thomas P. Kanaday, Jr. and wife, Sally R. Kanaday to Robert Kincaid as recorded on the 2nd day of October, 2014 in Instrument No. 20141002-0091126 and part of Warranty Deed from Nashville Young Women's Christian Association to Thomas P. Kanaday, Jr. and wife, Sally R. Kanaday as recorded on the 2nd day of February, 1987 in Deed Book 7124, Page 775, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2016 and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SHARONDALE HEIGHTS, as recorded in Plat Book 1835, Page(s) 109 and WHITE OAK SUBDIVISION recorded at Instrument No. 20070629-0078045, said Register's Office.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2032, Page 379, amended in Book 2739, Page 233, said Register's Office.
- Easement recorded in Book 3531, Page 600, said Register's Office.
- The setback line was changed from 30' to 25' by Book 2105, Page 252, said Register's Office.
- Restrictions for Cottages at White Oak recorded at Instrument No. 20150107-0001625, amended at Instrument Nos. 20150107-0001626 and 20150827-0086716, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2801 White Oak Drive, Nashville, Tennessee 37215**.

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; 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 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/our hand(s) this the 9th DAY OF DECEMBER, 2015.

CAR Investments

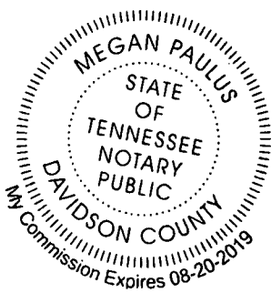
BY: _____
Colleen Johnson
Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, COLLEEN JOHNSON, signing for CAR INVESTMENTS, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the PARTNER of CAR INVESTMENTS, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th of December, 2015.

_____
Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212