4

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2015.

Notary Public

MY COMMISSION EXPIRES: 9-11-17

(AFFIX SEAL)

AMY C. SCHLEIER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kendra L. Cotton	New Owner	119 06 0 122.00
(NAME)	(NAME)	
46 Peachtree Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150106708 DEEDWARR
Recvd: 12/17/15 14:36 3 pgs
Fees:18.00 Taxes:529.10
20151217-0127140

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, **Charles Larry White and Vicki Stokes and Lance Derrick and Misty Cook**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kendra L. Cotton, unmarried**, 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 No. 56 on the Plan of STERLING HEIGHTS, Section Three, as of record in Plat Book 1424, Page 113, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Charles Larry White by QuitClaim Deed dated 8/04/2015 from Shauna Brink of record in Instrument Number 20150810-0079286 and corrected in Instrument Number 20151211-0124774, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John C. White and wife, Trevania F. White by Deed dated 11/1/1949 from Sterling Homes, Inc., of record in Book 1779, page 569, Register's Office for Davidson County, Tennessee. **The said Trevania F. White (a/k/a Trevania E. White) died on 11/7/2009 leaving the said John C. White the sole surviving tenant by the entirety. The said John C. White died on 10/12/2013, leaving the said one-third (1/3) to son, Charles Larry White, one-third (1/3) to daughter, Vicki Dian Stokes, and one-third (1/3) to be divided equally between Shauna Derrick Brink (already conveyed his/her interest in Instrument Number 20150810-0079286), Lance Derrick and Misty Derrick Cook as his/her sole heirs at law as evidence in the Last Will and Testament of John C. White of record in Will Book 57, Page 361, in the County Clerk's Office for Rutherford County, Tennessee.**

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants and Easements of record in Book 1728, page 541, Book 4178, page 481, Register's Office for said County.

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 46 Peachtree Street, Nashville, TN 37210

(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 15th day of December, 2015.

Charles Larry White

Charles Larry White

Vicki Stokes by: Larry White Attorney in Fact

Vicki Stokes by Larry White, Attorney in Fact

Lance Derrick by: Larry White Attorney in Fact

Lance Derrick by Larry White, Attorney in Fact

Misty Cook by: Larry White Attorney in Fact

Misty Cook by Larry White, Attorney in Fact

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charles Larry White**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of December, 2015.

Connie Beard

Notary Public
My Commission Expires: 4-15-17

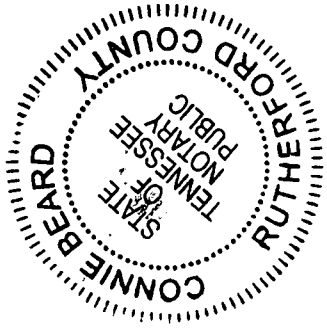
CONNIE BEARD RUTHERFORD COUNTY STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee
County of Rutherford

On this 15th day of December, 2015, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Larry White**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the **attorney-in-fact of Vicki Stokes**, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument Number 20151217-0127137, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 15th day of December, 2015.

Connie Beard
Notary Public
My Commission Expires: 4-15-17

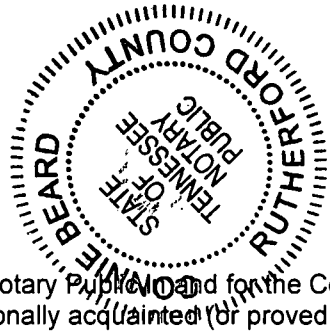


State of Tennessee
County of Rutherford

On this 15th day of December, 2015, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Larry White**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the **attorney-in-fact of Lance Derrick**, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument Number 20151217-0127138, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 15th day of December, 2015.

Connie Beard
Notary Public
My Commission Expires: 4-15-17

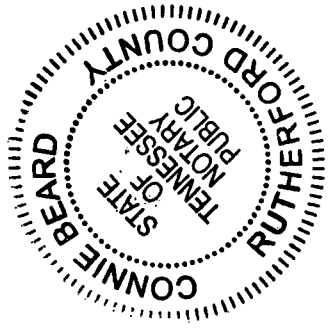


State of Tennessee
County of Rutherford

On this 15th day of December, 2015, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Larry White**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the **attorney-in-fact of Misty Cook**, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument Number 20151217-0127139, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 15th day of December, 2015.

Connie Beard
Notary Public
My Commission Expires: 4-15-17



RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167