|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$225,000.00**
|
|Affiant

Warranty Deed

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|19 day of February, 2016.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 5-20-19
| (AFFIX SEAL)

JESSICA GRAHAM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 05-20-2019

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Travis Swanson 3444 White Pine Drive Nashville, TN 37214	Wilson Bank & Trust 1436 W Main St Lebanon TN 37087	108-04-0-B-18.00 CO

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Leabert T. Price and wife, Frances K. Price

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Travis Swanson, a single man

Hereinafter called the grantees, their heirs and 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. 18 on the Final Plat of White Pine Estates, a Residential Planned Unit Development of record in Instrument No. 20000713-0069319, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Leabert T. Price and wife, Frances K. Price by Warranty Deed from Ralph D. Stevens, dated October 1, 2001, of record in Instrument Number 20011003-0107201, Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Instrument Number 20000713-0069319, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Instrument Number 20010105-0001925, Register's Office for Davidson County, Tennessee.
4) Property is subject to an Easement for Ingress/Egress, Sewer Pumps, SVC Lines, and Appurtenances to METRO of record in Instrument 20031014-0152041, said Register's Office.
5) Property is subject to a conveyance for Open Spaces of record in Instrument Number 20010123-0007118, said Register's Office.
6) Property is subject to the HOA Charter of record in Instrument Number 20010123-0007117, said Register's Office.
7) Property is subject to a Stormwater Detention Agreement of record in Book 11555, Page 782, said Register's Office.
8) Property is subject to a ROW of record in Book 769, Page 623 and Book 4618, Page 34, said Register's Office.
9) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **3444 White Pine Drive, Nashville, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

BILL GARRETT, Davidson County
Trans:T20160015814 DEEDWARR
Recvd: 02/26/16 09:53 2 pgs
Fees:13.00 Taxes:832.50
20160226-0018341

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hand(s) this 19th day of February, 2016.

Leabert T. Price

Frances K. Price

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Leabert T. Price and Frances K. Price, with whom I am personally acquainted, (or who 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, at office, this 19th day of February, 2016.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076