WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $632,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of March, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-6-19

(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires Mar 6, 2019

THIS INSTRUMENT WAS PREPARED BY

Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Loring M Garrison	NEW OWNER	116 13 0D 007.00
(NAME)	(NAME)	
208 Cargilie Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **David J. White, Jr. and wife, Beverly Y. White**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Loring M. Garrison, Jr. and Catherine L. Garrison, husband and wife** 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:

A Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 7 on the Plan of Second Revision Revised Plat, Jocelyn Manor, as shown on plat of record in Plat Book 6900, page 180, Register's Office, Davidson County, Tennessee.

Said Lot 7 fronts 86.71 feet on the eastern margin of Cargile Lane, and extends around a curve to the right 39.27 feet to a point on the southern margin of Allen Place; thence extending along said margin 141.83 feet to a point: thence leaving the southern margin of Allen Place and extending back along a line, which is the common boundary between Lot 7 and Lot 6, 31.95 feet to a point; thence along a line, being the common boundary between Lot 7 and 6, 30.00 feet to a point; thence going in a westerly direction along a line being the common boundary between Lot 7 and Lot 8 a distance of 115.84 feet back to the eastern margin of Cargile Lane.

Being the same property conveyed to David J. White Jr. and wife, Beverly Y. White by Warranty Deed dated 08/26/1988 from Richland Construction Co., Inc. filed for record 10/27/1988 in Book 7641, Page 604, and re-recorded in Book 7688, Page 334, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 208 Cargilie Lane, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20160023628 DEEDWARR
Recvd: 03/23/16 11:57 2 pgs
Fees:13.00 Taxes:2340.25
20160323-0027497

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 hands this 21st day of March, 2016.

David J White Jr.

Beverly N White

State of Tennessee

County of Davidson

On this 21st day of March, 2016 before me, a Notary public in and for said County and State, personally appeared David J. White and Beverly N. White, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public Shannon Philbin

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

My Commission Expires: 5/6/2019