BILL GARRETT, Davidson County
Trans:T20160030900 DEEDWARR
Recvd: 04/15/16 13:16 2 pgs
Fees:13.00 Taxes:3329.63
20160415-0036468

THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ DICKSON)

The actual consideration or value, whichever is greater, for this transfer is $899,900.00.

Affiant

Subscribed and sworn to before me as of the 14 day of April, 2016.

Notary Public

My Commission Expires: 2/19/18

FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Miles Adcox 6605 Sussex Circle Nashville, TN 37205	SAME	115-06-0-062.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **B. Branan White, II, unmarried**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Miles Adcox, unmarried,** his heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of the Re-subdivision of Lots 104 & 104-A, Section Six, West Meade Estates of record in Plat Book 3500, Page 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the portion of the same property conveyed to B. Branan White, II by Warranty Deed from The Estate of James D. Ingram and April Ann Ingram and Allison Dee Ingram, of record in Instrument No. 20130419-0039073, Register's Office for Davidson County, Tennessee, dated April 8, 2013 and recorded April 19, 2013.

Being improved property known as 6605 Sussex Cirlce, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," his heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Subject to all matters shown on the Plan of record in Plat Book 3500, Page 2, Register's Office for Davidson County, Tennessee.

2. Restrictions of record in Book 3406, Page 342 amended in Book 3462, page 281, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color,

religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

3. Easements or claims of easements not shown by the Public Records.

4. The taxes for the year 2016 a lien, not yet due and payable.

5. The taxes for the year 2016 have been prorated at closing and are assumed by Grantee.

Grantor further covenants and binds himself, his successors and representatives to warrant and forever defend the title to said real estate to said Grantee, his heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto as of the ___ day of April, 2016.

B. Branan White, II

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, B. Branan White, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purposes therein contained, and that he executed same as his free act and deed.

Witness my hand and official seal in Nashville, Tennessee this 11th day of April, 2016.

Notary Public

My Commission Expires: 3/7/2017

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires March 7, 2017