BILL GARRETT, Davidson County
Trans:T20160031298 DEEDWARR
Recvd: 04/18/16 10:45 2 pgs
Fees:13.00 Taxes:1109.63
20160418-0036968

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 14th day of April, 2016 by and between Kevin White, a married man and Ralph White, a married man, hereinafter referred to as GRANTOR, and Joshua Parker, a single man, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Being Unit A of the Horizontal Property Regime for Rebecca Avenue Cottages as shown on Exhibit B of the Declaration of Covenants, Conditions, and Restrictions for Rebecca Avenue Cottages, a Horizontal Property Regime with Private Elements of record in Instrument No. 20150319-0023795, as corrected by Scrivener's Affidavit of record in Instrument No. 20150803-0076308, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Kevin White, a married man, and Ralph White, a married man, by Quitclaim Deed from Kevin White, a married man, dated April 10, 2015, recorded April 13, 2015, of record in Instrument No. 20150413-0032078, as corrected by Scrivener's Affidavit of record in Instrument No. 20150729-0074649, Register's Office for Davidson County, Tennessee.

Previously being part of the same property conveyed to Kevin White, a married man, by Quitclaim Deed from Excelsior Developments, LLC, dated December 4, 2014, recorded December 5, 2014, of record in Instrument No. 201412050111508, Register's Office for Davidson County, Tennessee. Further previously being part of the same property conveyed to Excelsior Developments, LLC by Quitclaim Deed from Kevin White, a married man, dated April 17, 2014, recorded April 21, 2014, of record in Instrument No. 201404210032780, Register's Office for Davidson County, Tennessee.

*This has never been the marital residence of Kevin White or Ralph White. **

This is [x]improved [ ]unimproved property known as: 1599 Rebecca Street, Unit A, Nashville, TN 37216

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Kevin White

Ralph White

4056

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Kevin White and Ralph White, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 14th day of April, 2016.

Suzanne Thomas
Notary Public

My Commission Expires: 3-18-19

SUZANNE THOMAS
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 18, 2019
COUNTY OF RUTHERFORD

Name and Address of Property Owner:
Joshua Parker
1599 Rebecca Street, Unit A,
Nashville, TN 37216

Send Tax Statements to:
Volunteer Mtg
1 Vantage Way # E240
Nashville TN 37228

Map & Parcel: 072-15-O-N 001.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $299,900.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 14th day of April, 2016.

Tammy Morris
Notary Public

My Commission Expires: 3-20-18

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
16-1-130