Davidson County DEEDWARR
Recvd: 04/20/16 14:09 3 pgs
Fees:18.00 Taxes:647.50
20160420-0038410

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of March, 2016

Notary Public

MY COMMISSION EXPIRES: 11-18-2019
(AFFIX SEAL)

RUTH M. FORAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 11-18-2019

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Timothy L. Davis	Regions Mortgage	059 04 0A 078.00
(NAME)	(NAME)	
3213 Woodpoint Dr.	6652 Pinecrest Drive Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Plano, TX 75024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Seventy-Five Thousand And No/100 Dollars ($175,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Eileen Knight White and O. C. White, Jr., wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Timothy L. Davis, 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 162 on the plan of Brookview Subdivision, Phase 3, of record in Instrument No. 20050928-0116190, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to O.C. White, Jr. and wife, Eileen Knight White by Deed from Centex Homes, a Nevada General Partnership dated March 23, 2006 and recorded April 07, 2006 as Instrument No. 20060407-0040431, in said Register's Office for Davidson County, Tennessee. *Scrivener's Affidavit recorded to correct the property address on November 14, 2008 as Instrument No. 20081114-0112615, in said Register's Office for Davidson County, Tennessee.*

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-155992SSO

unimproved ☐
This is improved ☒ property, known as 3213 Woodpoint Dr., Nashville, TN 37207

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, has 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 29th day of March, 2016.

Eileen Knight White by O.C. White Jr., Attorney in Fact

Attorney in Fact

O. C. White, Jr.

STATE OF NEVADA

COUNTY OF Clark

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared O.C.White Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on his own behalf and on behalf of Eileen Knight White, as Attorney-in-fact, and acknowledged that he exectued the same, for the purposes therein contained.

Witness my hand and official seal, this the 29th of March, 2016.

Notary Public

My Commission Expires: 4-11-19

(SEAL)

GLENN LIDDELL
Notary Public, State of Nevada
Appointment No. 15-1120-1
My Appt. Expires Apr 11, 2019

File Number: GRN-155992SSO

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

