10578

BILL GARRETT, Davidson County
Trans:T20160033126 DEEDWARR
Recvd: 04/22/16 09:10 2 pgs
Fees:13.00 Taxes:1297.59
20160422-0039156

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 Zachary Wright,* hereinafter referred to as GRANTEE.

* unmarried

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 D 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 a marital residence for Kevin White or Ralph White

This is [xx]improved [ ]unimproved property known as: 1603 Rebecca St, 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

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.

Susan L Jackson
Notary Public

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-15-2019

My Commission Expires:_____

Name and Address of Property Owner:
Zachary Wright
1603 Rebecca St,
Nashville, TN 37216

Send Tax Statements to:
Churchill Mortgage
761 Old Hickory Blvd, #400
Brentwood, TN 37027
Map & Parcel: 072-15-0-N-004.00 CO

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 $350,700.00 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.

Hilary Mohsenzadeh
Notary Public

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

My Commission Expires: _____

RETURN TO:

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

16-1-184