BILL GARRETT, Davidson County
Trans:T20160035542 DEEDWARR
Recvd: 04/29/16 12:17 2 pgs
Fees:13.00 Taxes:233.10

20160429-0042144

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $63,000.00.

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

X William R. White
Affiant

Subscribed and sworn to before me, this 28th day of April, 2016.

Notary Public
My commission expires:

04-1604-55985

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Regina D. King	Regina D. King	043-13-0-213.00
408 Maple Street	309 Fannin Drive	
Madison TN 37115	Goodlettsville, TN 37072	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William R. White, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Regina D. King, unmarried**, hereinafter called the Grantees, their successors 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 the easterly 48 feet 10 inches front and 47 1/2 feet rear of the northerly part of Lot No. 2 of Block "E" on the Plan of Forest Park Subdivision at Madison, Tennessee, of record in Plat Book 843, Page 44, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of Lot No. 2 fronts 48 feet 10 inches on the southerly side of Maple Street and runs back 230 feet, more or less, on the westerly line and 240 feet on the easterly line to a point 74 feet north of the southerly line of said Lot No. 2, measuring 47 1/2 feet thereon.

Being the same property conveyed to William R. White and wife, Martha J. White by deed from Billy Joe Seals and wife, Montye Seals, dated November 14, 1996, recorded November 19, 1996, of record in Book 10262, Page 807, Register's Office for Davidson County, Tennessee. The said Martha J. White having since died on December 13, 2014.

Regina Denise King and Regina D. King are one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 408 Maple Street, Madison, TN 37115.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

X WRW

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 my hand this 28th day of April, 2016.

X William R. White
William R. White

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **William R. White**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 28th day of April, 2016.

X
Notary Public
State of Tennessee at Large

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires
February 25, 2020

My Commission expires: