BILL GARRETT, Davidson County
Trans:T20160040982 DEEDWARR
Recvd: 05/16/16 16:02 3 pgs
Fees:18.00 Taxes:490.25
20160516-0048886

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1660

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael R. White Paige E. Thomson-White 2711 Penn Meade Drive Nashville, TN 37214	SNBC MORTGAGE CORP. 9311 SAN PEDRO AVE #100 SAN ANTONIO, TX 78216	52-13-A-4.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $132,500.00

Affiant

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Subscribed and sworn to before me, this the 11th day of May, 2016.

Notary Public

My Commission Expires: 7-3-17
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We **Ashley N. Londry, a single woman and Gerald W. Naylor III, a single man,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Michael R. White and Paige E. Thomson-White, Husband and Wife,** 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:

A condominium apartment situated in Davidson County, Tennessee, being Unit No. 4 as created and established by the Master Deed and Bylaws for River Glen, a Horizontal Property Regime, of record in Book 7566, page 571 and shown on the Plan of River Glen, Phase I, of record in Book 6900, page 671, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof together with an undivided percentage interest in the Common Elements allocated to said Unit set forth in said Master Deed and Bylaws, as may be from time to time amended as provided.

Being the same property conveyed to Ashley N. Londry, a single woman and Gerald W. Naylor III, a single man by Warranty Deed from Mary A. Beakley, unmarried, dated May 29, 2015, recorded June 2, 2015, of record in Instrument No. 20150602-0051434, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Mary A. Beakley, unmarried by Warranty Deed from Fox Ridge Homes, Inc., dated November 30, 1988, recorded December 6, 1988, of record in Book 7721, page 171, said Register's Office.

This is ☒ Improved OR ☐ Unimproved property located at: **2711 Penn Meade Drive, Nashville, TN 37214**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This instrument is executed on behalf of Ashley N. Londry, by Christopher M. Corriveau pursuant to a Power of Attorney executed by Ashley N. Londry on May 9, 2016, of record in Instrument No. 20160516-0048884, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

This instrument is executed on behalf of Gerald W. Naylor, III, by Christopher M. Corriveau pursuant to a Power of Attorney executed by Gerald W. Naylor, III on May 9, 2016, of record in Instrument No. 20160516-0048885, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

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, have 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **11th** day of **May, 2016.**

GRANTOR(S)

Ashley N. Londry by I.m mm attorney in fact
Ashley N. Londry by Christopher M. Corriveau, Attorney-in-Fact

Gerald W. Naylor, III by I.m mm, attorney in fact
Gerald W. Naylor, III by Christopher M. Corriveau, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **Christopher M. Corriveau** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Ashley N. Londry and Gerald W. Naylor, III,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the **11th** day of **May, 2016.**

Notary Public
My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

EXHIBIT "A"
To
Warranty Deed

FROM: Ashley N. Londry, a single woman and Gerald W. Naylor III, a single man

TO: Michael R. White and Paige E. Thomson-White, Husband and Wife

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

Christopher M. Corriveau, Affiant

Sworn to and subscribed before me this 11th day of May, 2016.

Notary Public
My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016