THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16088889**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $299,900.00 Affiant Subscribed and sworn to before me, this 26th day of August, 2016. Notary Public My Commission Expires: 02/26/17

BILL GARRETT, Davidson County
Trans:T20160078456 DEEDWARR
Recvd: 09/07/16 14:57 2 pgs
Fees:13.00 Taxes:1109.63
20160907-0094213

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Barry B White and Cherry H White 6357 Bresslyn Rd Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 115-15-0-007.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Trad Staecker** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Barry B White and Cherry H White, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 278 on the Plan of West Meade Farms Inc., Section "P" of record in Plat Book 2133, Page 22, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 278 fronts 187.3 feet on the Southerly side of Bresslyn Road and runs back 171 feet on the Westerly line and 258.4 feet on the Easterly line, to a dead line measuring 203 feet.

Being the same property conveyed to Deborah J. Staecker by Quitclaim deed from Delmar R. Staecker of record in Book 9087, page 310, Register's Office for Davidson County, Tennessee, dated September 14, 1993 and recorded on September 21, 1993.

The said Deborah J Staecker now being deceased on April 20, 2016, in Davidson County, Tennessee – see Affidavits of Heirship of record in Instrument No. 20160907-0094212 and Instrument No. 20160907-0094211 showing Trad Staecker as sole heir.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2133, Page 22, Register's Office for Davidson County, Tennessee.

Sanitary Sewer Easement of record in Book 6021, Page 894, in the Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2103, Page 279, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 6357 Bresslyn Rd Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 26th day of August, 2016.

Trad Staecker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Trad Staecker, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of August, 2016.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018