WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160103557 DEEDWARR
Recvd: 11/23/16 08:59 2 pgs
Fees:13.00 Taxes:852.85
20161123-0123540

O-VRES-16-5507-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,500.00.

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 7/6/20 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Erica Stone	**Affiliated Bank**	
(NAME)	(NAME)	**161-9-79.00**
5507 Hill Court	**3030 Matlock Road, Suite 205**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	**Arlington, TX 76015**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LEIGHANNE WHITE (FORMERLY LEIGHANNE ALGER) AND CHRISTIAN B. WHITE, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERICA STONE, AS HER SOLE AND SEPARATE PROPERTY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 24A, ZONE LOT DIVISION, LOT 24, SECTION ONE, BRENTWOOD MEADOWS, as shown on plat of record in Plat Book 6250, Page 296, which amends Plat Book 5200, Page 694, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Leighanne Alger, unmarried, and Christian B. White, unmarried, as tenants in common with the right of survivorship, by Quitclaim Deed from Leighanne Alger, unmarried, recorded July 8, 2014 in Instrument No. 20140708-0059867 and further being the same property conveyed to Christian Blake White, unmarried, and Leighanne Alger, unmarried, as tenants in common with rights of survivorship, by Warranty Deed from Adam Degardeyn, married, recorded May 20, 2014 in Instrument No. 20140520-0043168, Register's Office for Davidson County, Tennessee. The said Leighanne Alger having since married and is known as Leighanne White.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 694, amended in Book 6250, Page 296, Register's Office for Davidson County, Tennessee;
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 6291, Page 292 and Book 6771, Page 442, Register's Office for Davidson County, Tennessee;
- Taxes for year 2017 and thereafter, a lien not yet due and payable;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5507 Hill Court, Nashville, Tennessee 37220**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 21st DAY OF NOVEMBER, 2016.

Leighanne White

Christian B. White

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEIGHANNE WHITE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of November, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTIAN B. WHITE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of November, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON CO

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212