WARRANTY DEED

ANNE-MARIE ENGLISH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 12-17-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles W. White	Same as new owner	091-10-0-094.00
(NAME)	(NAME)	
721 Hite Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CHARLES TROUTT AND WIFE, TRENA TROUTT, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO CHARLES W. WHITE AND TINA M. 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:

Land in Davidson County, Tennessee, being Lot(s) 101, as shown on the map entitled the Plan of Section Two, Urbandale, of record in Book 1835, page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to STEVEN T. CARDEN AND WIFE, TRENA CARDEN, by deed from LAWRENCE L. WEST, JR. AND WIFE, RHONDA J. WEST, of record in Book 9262, page 864, dated February 28, 1994, said Register's Office. Further conveyed to STEVEN T. CARDEN AND WIFE, TRENA CARDEN create tenants in common with right of survivorship of record in Book 11426, page 690, dated March 29, 1999, said Register's Office. Being further conveyed to CHARLES TROUTT AND WIFE, TRENA TROUTT, by Quitclaim Deed from STEVEN T. CARDEN AND TRENA TROUTT F/K/A TRENA CARDEN, of record in Instrument No. 20161004-0104751, dated September 26, 2016, said Register's Office.

This conveyance is subject to: 2016 property taxes which are a lien, but not yet due and payable; all matters as shown on the map entitled the Plan of Section Two, Urbandale, of record in Book 1835, page 82, Register's Office for said county; and any and all restrictions and easements of record.

BILL GARRETT, Davidson County
Trans:T20160103788 DEEDWARR
Recvd: 11/23/16 12:18 2 pgs
Fees:13.00 Taxes:555.00

20161123-0123828

unimproved ☐

This is improved ☒ property, known as 721 Hite Street, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this ~~28th day of October, 2016~~ November 1, 2016

Charles Troutt

Trena Troutt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Troutt and Trena Troutt, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville TN, this 1st day of November, 2016

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/4/18