WARRANTY DEED

File #17059

Davidson County DEEDWARR
Recvd: 03/27/17 14:35 3 pgs
Fees:18.00 Taxes:721.50
20170327-0029748

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$195,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/5/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason A White	New Owner	04107004100
(NAME) 1245 Old Hickory Blvd	(NAME)	
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(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, I, **Cara Denay Lee n/k/a Cara Lee Lord,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason A White, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being part of Lot No. 3 on the Map of the Division of K.J. Morris Lands as of record in Book 57, page 49, Register's Office for Davidson County, Tennessee, and being the southeasterly part of Lot No. 36 on the Plan of Hickory Acres Subdivision, Section 1, not of record, and described according to a copy of a survey thereof made by George W. Watkins, Surveyor, on July 15, 1952, as follows:

Beginning at a point in the southwesterly margin of Old Hickory Boulevard at the common corner of Lots Nos. 36 and 37; said point being 105.0 feet northwest from the beginning of a curve into Hickory Terrace; thence with the line between Lots No's 36 and 37, southwesterly 395.9 feet to a point; thence North 85.0 feet, more or less, to a point; thence northeasterly 340.0 feet, more or less, to the southwesterly margin of Old Hickory Boulevard; thence with the margin of the same, southeasterly 65.0 feet to the point of beginning.

Being the same property conveyed to Cara Denay Lee, unmarried by Warranty Deed from Wilmatine M. Douglas, unmarried, dated January 25, 2002, of record in Instrument No. 20020128-0011551, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2017 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Witness my hand this 22nd day of March, 2017.

~~Cara Lee~~ Lord

BRIAN KEITH LORD

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal this 22nd day of March, 2017.

Notary Public

My Commission Expires:

GREG FAIRBETH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 6, 2017

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's signature

My Commission Expires: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017