Return to

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

NEW OWNER:

Sarah Long
114 McArthur Drive
Madison, TN 37115

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 17-0103 AA

043-11-0-120.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20170028449 DEEDWARR
Recvd: 04/04/17 14:57 3 pgs
Fees:18.00 Taxes:736.30
20170404-0033016

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Ninety-Nine Thousand and 00/100 Dollars ($199,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **BENJAMIN N. WHITE AND HIS WIFE JESSICA E. WHITE**("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **SARAH LONG, AN UNMARRIED WOMAN** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land located in Davidson County, Tennessee, being part of Lot No. 1 on the plan of Anderson Estates, as of record in Book 1130, Page 37, Register's Office for Davidson County, Tennessee, being Lot No. 89 on the plan Resubdivision of Lots Nos. 1 and 13 of Anderson Estates, not of record, described as follows, to wit:

Beginning on the easterly margin of McArthur Drive at a point 475.8 feet, more or less, south of the southeast corner of said McArthur Drive and Dupont Avenue, being the corner of Lots No. 88 and 89; thence with the line between said two lots eastwardly 150 feet to the common corner of Lots Nos. 12 and 13, 88 and 89, thence with the line between Lots 12 and 89, southward 50 feet to a common corner of Lots Nos. 11,12, 89 and 90; thence with the line between said Lots No. 89 and 90 westwardly 150 feet to the easterly margin of McArthur Drive; thence with said Drive northwardly 50 feet to the beginning.

Being the same property conveyed to Benjamin N. White and Jessica E. White, husband and wife by Warranty Deed from M.T. Polston, married of record in Instrument No. 20150317-0022952 Register's Office for Davidson County, Tennessee, dated March 13, 2015 and recorded on March 17, 2015.

Being also known as 114 McArthur Drive Madison, Tennessee 37115.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 31st day of **March, 2017.**

BENJAMIN N. WHITE

JESSICA E. WHITE

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, BENJAMIN N. WHITE AND JESSICA E. WHITE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of **March, 2017.**

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **199,000.00** .

AFFIANT

Sworn to and subscribed to before me this 31st day of **March, 2017**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY