BILL GARRETT, Davidson County
Trans: T20170037367 DEEDWARR
Recvd: 05/03/17 11:28 2 pgs
Fees: 13.00 Taxes: 1128.50
20170503-0043575

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $305,000.00

Affiant

Subscribed and sworn to before me, this 28th day of April, 2017.

Notary Public

My commission expires: 3/25/19

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
120 DUNBAR CAVE RD., STE. A
CLARKSVILLE, TN 37043

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kenneth C. White **Evelyn J. White**	**New Owners**	**096020A02100CO**
809 Cedarstone Way		
Nashville, TN 37214		

FOR AND IN 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 ACKNOWLEDGE, WE,

Lakendria Thornton-Maynard, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eve J. White and Kenneth C. White, wife and husband,

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 Unit No. 21, as shown on the plan of The Bluffs of Cedarstone, a Horizontal Property Regime, filed as Exhibit B-2 to and established by the Master Deed of record in Instrument No. 20070625-0075380, as amended in Instruments 20070720-0086753 and 20120905-0080134, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being a portion of the same property conveyed to Lakendria Thornton-Maynard, an unmarried woman, by Warranty Deed from Cedarstone Homes, LLC, dated February 1, 2016, of record in Instrument No. 20160203-0010587, Register's Office for Davidson County, Tennessee.

Further being a portion of the same property conveyed to Cedarstone Homes, LLC, a Tennessee limited liability company, by Quitclaim Deed from Donelson Cedarstone Associates II, L.P., a Tennessee limited partnership, dated March 19, 2014, of record in Instrument No. 20140321-0023557, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

Master Deed of record in Instrument No. 20070625-0075380, amended in Instrument No. 20070720-0086753 and Instrument No. 20120905-0080134, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument No. 20060406-0039502 and Instrument No. 20060815-0100303, Register's Office for Davidson County, Tennessee.

Easements of record in Instrument No. 20060407-0040205, Instrument No. 20061122-0144864, Instrument No. 20061006-0124722, Register's Office for Davidson County, Tennessee.

All matters as shown on the plat of record in Instrument No. 20060407-0040430, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 809 Cedarstone Way, Nashville, TN 37214.

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 in 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 my/our hand(s) this 28 day of APRIL, 2017.

Lakendria Thornton-Maynard

STATE OF Minnesota

COUNTY OF Hennepin

Personally appeared before me, a Notary Public of said County and State, Lakendria Thornton-Maynard, the within named Grantor(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, at office, this 28 day of APRIL, 2017.

NOTARY PUBLIC

TERI A GULCZINSKI
NOTARY PUBLIC
MINNESOTA
My Commission Expires January 31, 2018

My Commission Expires: 1-31-2018