BILL GARRETT, Davidson County
Trans:T20170039478 DEEDWARR
Recvd: 05/09/17 13:10 2 pgs
Fees:13.00 Taxes:314.50
20170509-0046035

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of May, 2017

Notary Public
Commission Expires: 6/19/18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Manuel R. Robles 703 Idlewild Drive Madison, TN 37115	NEW OWNERS	052-01-0-314.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

William R. White

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Manuel R. Robles, a married man joined by his spouse Irene Robles

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:

Tract 1:
Land in Davidson County, Tennessee, being the south 36 feet of Lot No. 3 in Block "M" as shown on the Revised Plan of Power and Roth Madison Park Subdivision of record in Book 843, page 7, Register's Office for Davidson County.

Said part of said Lot fronts 36 feet on Lanier Avenue (now Idlewild Drive) and runs back between parallel lines 150 feet to a dead line.

Tract 2:
Land in Davidson County, Tennessee, being Lot No. 4 in Block "M" as shown on the Revised Plan of Power and Roth Madison Park Subdivision of record in Book 843, page 7, Register' s Office for Davidson County.

Said Lot fronts 50 feet on Lanier Avenue (now Idlewild Drive) and runs back between parallel lines 150 feet to a dead line.

Included in Tract 2 but excluded therefrom is that portion thereof conveyed to James W. Hinkle and wife, Margaret M. Hinkle by deed from James Albert Austin of record in Book 10197, page 386, as corrected by Deed of Correction of record in Book 10392, page 63, Register' s Office for Davidson County.

Being the same property conveyed to William R. White and wife, Martha J. White by Warranty deed from James Albert Austin of record in Book 10431, page 977, Register's Office for Davidson County, Tennessee, dated April 28, 1997 and recorded on April 29, 1997. (Value or consideration shown in aforementioned deed $17,000.00.) Being also known as 703 Idlewild Drive Madison, Tennessee 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all

applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 703 Idlewild Drive, Madison, TN 37115.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 5th day of May, 2017.

William R. White

William R. White

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William R. White** 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 at Brentwood, Tennessee this 5th day of May, 2017.

Notary Public
My Commission Expires: 1-13-20

CHRIS MULE' NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

(Notary Seal)