WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/16/17 12:36 2 pgs
Fees:13.00 Taxes:647.50
20170616-0060718

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 day of June, 2017

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires March 20, 2018

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Hendersonville, 625 E. Main Street, Suite 5A, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Connor P. Morey	Academy Mortgage Corporation	148 02 0 099.00
(NAME)	(NAME)	
3705 Wharton Drive	339 West 13490 South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Draper, UT 84020	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Seventy-Five Thousand And No/100 Dollars ($175,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Douglas R. White and Steve C. White**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Connor P. Morey, a single man**, 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 No. 27 on the Map of Mangum Heights Subdivision, as of record in Book 2330, page 147, Register's Office for said County.

Said Lot No. 27 fronts 103 feet on the westerly margin of Wharton Drive and extends back between lines 135.85 feet on the northerly line and 171.55 feet on the southerly line to a broken line in the rear, measuring 121.86 feet thereon.

Being the same property conveyed to Robert Maxell White and wife, Uldean R. White by Warranty Deed from Mangum Heights, Inc., a Tennessee Corporation dated March 9, 1959 and recorded March 10, 1959 in Book 2880, Page 99, in said Register's Office for Davidson County, Tennessee. Uldean R. White having died on May 31, 2016 leaving Robert Maxwell White as the surviving tenant by entirety. Robert Maxwell White having died testate on October 6, 2016 his Last Will and Testament being probated in Case No. 16P-1785, Seventh Circuit Court for Davidson County, Tennessee Probate Division.

File Number: HND-173430BSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3705 Wharton Drive, Nashville, TN 37211

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, has 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 15 day of June, 2017

Douglas R. White

Steve C. White

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Douglas R. White and Steve C. White, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of June, 2017.

Notary Public

My Commission Expires: My Commission Expires March 20, 2018

(SEAL)

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File Number: HND-173430BSO

True Copy Certification

I, Penny Y. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019