STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,000.00.

AP

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF August, 2017.

Deborah L. Bissell

Notary Public
MY COMMISSION EXPIRES: 4-28-19
File No. 17-9101S

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires APRIL 28, 2019

BILL GARRETT, Davidson County
Trans: T20170074194 DEEDWARR
Recvd: 08/25/17 09:25 3 pgs
Fees: 18.00 Taxes: 969.40
20170825-0087410

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jennifer Starner (NAME)	BancorpSouth Bank (NAME)	092160C31100CO
807 18th Avenue South #311 (STREET ADDRESS)	P.O. Box 3356 (STREET ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Tupelo MS 38803 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Richard H. White & Paula A. Watts-White, Co-Trustees of the White Family Trust dated January 28, 1998, as amended and restated in its entirety October 28, 2015**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer Starner, a single woman,** 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 311, 807 Eighteenth Avenue Condominiums, as established under Master Deed of record in Instrument 20041214-0148798, as amended in 20041216-0149823, 20050504-0050222, re-recorded in 20060109-0003220, 20051123-0142078, and 20070509-0055940 and further described on Plan of record attached to said Master Deed "as Exhibit E" in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Parking Space #50 is included as an appurtenance to this unit in the third amendment to the Master Deed of record in Instrument No. 20051123-0142078, said Register's Office for Davidson County, Tennessee. This appurtenance is deeded with the unit and is not transferable in any fashion except with a transfer of the unit.

BEING the same property conveyed to Richard White, Paula A. Watts-White and Kathryn Ann Watts White, as tenants in common with right of survivorship by deed from Rebecca Kurz and Alexander Kurz, wife and husband, dated July 23, 2007 recorded as Instrument No. 20070802-0091715, in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Richard H. White and Paula A. Watts-White, Co-Trustees of The White Family Trust dated January 28, 1998, as amended and restated in its entirety October 28, 2015, by Warranty Deed from Richard H. White and Paula A. Watts-White, dated October 28, 2015 and recorded as Instrument No. 20151109-0113908, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Richard H. White and Paula A. Watts-White, Co-Trustees of The White Family Trust dated January 28, 1998, as amended and restated in its entirety October 28, 2015, by Quit Claim Deed from Kathryn Ann Watts White now known as Kathryn St. Peters, dated August 11, 2017 recorded as Instrument No. 20170825-0087410, Register's Office for Davidson County, Tennessee. The said Kathryn Ann Watts White has since married and is now known as Kathryn Ann St. Peters.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Charter of Homeowner's Association recorded as Instrument 20041130-0142097, Register's Office for Davidson County, Tennessee.

2. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 807 Eighteenth Avenue Condominiums recorded as Instrument 20041214-0148798, as amended in 20041216-0149823, 20050504-0050222, re-recorded in 20060109-0003220, 20051123-0142078, 20070509-0055940, and 20080314-0026174, Register's Office for Davidson County, Tennessee.

3. Boundary Line Settlement, Quit Claim Deed and Grant of Easements recorded as Instrument 20050420-0044082, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 807 18th Avenue South #311, Nashville, TN 37203.

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 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. Whenever 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 15 day of August, 2017.

RICHARD H. WHITE & PAULA A. WATTS-WHITE, CO-TRUSTEES OF THE WHITE FAMILY TRUST DATED JANUARY 28, 1998, AS AMENDED AND RESTATED IN ITS ENTIRETY OCTOBER 28, 2015

By: _____ August 15, 2017
Richard H. White, Co-Trustee Date

By: _____ August 15, 2017
Paula A. Watts-White, Co-Trustee Date

STATE OF California

COUNTY OF Yolo }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Richard H. White and Paula A. Watts-White, Co-Trustees for the White Family Trust dated January 28, 1998, as amended and restated in its entirety October 28, 2015, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged they are the Co-Trustees of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of August, 2017.

My Commission Expires: 3/22/2019

_____
Notary Public

JASON P. BRAGA
Commission # 2101102
Notary Public - California
Yolo County
My Comm. Expires Mar 22, 2019

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066