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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 171013687** Bill Garrett Davidson County Batch# 23249 DEEDWARR 11/07/2017 12:24:26 PM 2 pgs Fees: $13.00 Taxes: $2,701.00 20171107-0114594	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $730,000.00. Affiant Subscribed and sworn to before me, this 6th day of November, 2017. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Russell Graham White and Christina White 5852 BEAUREGARD DR Nashville TN 37215-4805	~~New Owner~~ Franklin Synergy Bank 722 Columbia Ave Franklin, TN 37064	Tax Parcel ID No. 14506005700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lance D. Carney, married**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Russell Graham White and Christina White, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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. 36 on the Plan of Tyne Valley Estates, Section 12, of record in Book 3842, Page 255, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lance D. Carney, unmarried by Warranty Deed from Jiji Mathew, unmarried, recorded on the 5th day of November, 2007 in Instrument No. 20071105-0130385, in the Register's Office of Davidson County, Tennessee.

Laura Carney joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TYNE VALLEY ESTATES, SECTION 12, as recorded in Plat Book 3842, Page(s) 255.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3574, Page 303, Book 3842, Page 255, Book 4225, Page 185 and Book 4315, Page 836.

This is improved property located at 5852 BEAUREGARD DR Nashville TN 37215-4805

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of November, 2017.

Lance D. Carney

Laura Carney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lance D. Carney and Laura Carney, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of November, 2017.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018