WARRANTY DEED

Bill Garrett Davidson County
Batch# 57590 DEEDWARR
02/12/2018 09:51:16 AM 2 pgs
Fees: $13.00 Taxes: $660.45

20180212-0013656

J-RR-17-1827-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Daniel R Green	**New Owner**	
(NAME)	(NAME)	
2810 Columbine Place		**081-07-0-534.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CLEMENTINE CHAMBERLAIN AND SYLVESTER WHITE AND HARRISON C WHITE, JR,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIEL R GREEN, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Lot 21, C. H. STIER'S ADDITION, as shown on plat of record in Plat Book 332, Page 82, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Harrison Conley White and wife, Mary March White, by Warranty Deed from Ernest C. Brien and wife, Reba D. Brien, of record in Book 6033, Page 492, in the Register's Office of Williamson County, Tennessee, dated August 29, 2013 and recorded on August 29,1963.

Mary March White having since died on June 6th, 1991 leaving Harrison Conley White as sole owner. Harrison Conley White having since died on July 2, 1999 leaving the property to his heirs Harrison C. White Jr, Clementine W. Chamberlain, and Sylvester White as noted in his Last Will and Testament, of record, instrument number 20010926-0103926 in the Register's Office of Davidson County, TN. Said Last Will and Testament was duly probated in Case No. 99P1302, in the 7th Circuit Court for Davidson County TN (Probate Division.)

This conveyance is subject to:
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of C. H. STIER'S ADDITION, as recorded in Plat Book 332, Page(s) 82, in the Register's Office of Davidson County, Tennessee.
- Taxes for 2018 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1827 10th Ave N, Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 9th DAY OF FEBRUARY, 2018.

Clementine Chamberlain
Clementine Chamberlain

Sylvester White by Clementine Chamberlain attorney in fact
Sylvester White by Clementine Chamberlain as Attorney-in-Fact

Harrison C White Jr.
Harrison C White, Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLEMENTINE CHAMBERLAIN, the within named bargainor, 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, this the 9th of February, 2018.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harrison C. White Jr., the within named bargainor, 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, this the 9th of February, 2018.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLEMENTINE CHAMBERLAIN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Sylvester White, and who acknowledged he/she/they executed the same as the free act and deed of the said .

Witness my hand and official seal, this the 9th of February, 2018.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212