WARRANTY DEED

Bill Garrett
Batch# 91088
05/11/2018 11:30:28 AM
Fees: $13.00 Taxes: $1,556.69

Davidson County
DEEDWARR
2 pgs

20180511-0045322

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,725.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Land Title South Inc., 3326 Aspen Grove Drive, Ste 400, Franklin, TN 37067

File No.: 18-CD-220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
David S. Fleming	David S. Fleming	
(NAME)	(NAME)	
5018 Marchant Drive	5018 Marchant Drive	147 09 0 043.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Twenty Thousand Seven Hundred and Twenty-Five And No/100 Dollars ($420,725.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, J. EVETTE WHITE, TRUSTEE OF THE E WHITE 401K TRUST, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID S. FLEMING, AN UNMARRIED 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. 102 on the Plan of Crievewood, of record in Plat Book 2331, page 99, 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 J. Evette White, Trustee of the E White 401K Trust, by Warranty Deed, from Justin H. Layer, a married man, for a consideration value of $285,000.00, dated December 21, 2017, recorded December 29, 2017, of record in Instrument No. 20171229-0132287, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Justin H. Layer, unmarried, by Warranty Deed, from Charlotte Marie Taylor Moseley, as Executrix of the Estate of Eva Mae Perry Taylor, and as Devisee under the Last Will and Testament of Eva Mae Perry Taylor, dated June 13, 2013, recorded June 17, 2017, of

record in Instrument No. 20130617-0061404, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 5018 Marchant Drive, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness J. Evette White, Trustee of the E White 401K Trust this 9th day of May, 2018.

J. Evette White, Trustee of the E White 401K Trust

BY: Evette White
Evette White, Trustee

STATE OF Tennessee
COUNTY OF Williamson

On this 9th day of May, 2018, before me personally appeared J. Evette White, Trustee of the E White 401K Trust to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal atDavidson County, Tennessee this 9th day of May, 2018.

Commission Expires:

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019

Gail Hudson
Notary Public