Bill Garrett Davidson County
Batch# 107195 DEEDWARR
06/21/2018 11:57:30 AM 4 pgs
Fees: $23.00 Taxes: $407.00
20180621-0060009

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Ct. Ste. 202
Hendersonville,TN 37075
18-0605HV

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of June, 2018

Notary Public
Commission Expires: 9.22.20

Address of New Owner	Send Tax Bills To:	Map & Parcel
Myers E. Brown ~~146 Scenic View Road~~ 212 Madison KG Street ~~Old Hickory, TN 37138~~	Myers E. Brown 212 madison Street madison, TN 37115	043-00-0-015.00 & 043-00-0-034.00

KG Madison, TN 37115

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

George Shane White and Justin Wayne White, heirs at law of Sindy Lynn Barry (White)

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Myers E. Brown

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:

TRACT ONE: Improved 0.19 Acre Tract - M/P 043-00-0-015.00
(146 Scenic View Road)

A tract of land in the 4th Civil District of Davidson County, Tennessee, being Tract No. 11 on the Leonard L. Clark Plan, near Old Hickory, Tennessee, described according to a survey made by S. M. McMurray, November 12, 1948, as follows:

BEGINNING on the westerly margin of a road, the first road on left from bridge over Cumberland River, said beginning point being the northeast corner of Tract No. 2 containing 50 acres, more or less; thence with the westerly margin of said road, north 2° 48' west 195 feet, more or less, to the corner of Tracts Nos. 11 and 12; thence with the line between said tracts, south 42° 45' west 769.4 feet to an iron pin; thence south 38° east 128.7 feet, more or less, to the southwest corner of Tract No. 11; thence with the south line of said tract, north 42° 45' east 638 feet, more or less, to an iron pin in the westerly margin of said road, the point of beginning, containing 2.02 acres, more or less.

Included in the above description but excluded therefrom is the following described tract, shown next as TRACT TWO:

LAND in the 4th Civil District of Davidson County, Tennessee, being described according to the survey of Donald R. Carver, Surveyor, dated March 4, 1980, as follows:

BEGINNING at an iron pin located in the westerly margin of Scenic View Road, said iron pin being South 03° 30' West 146.50 feet from the intersect of the westerly margin of Scenic View Road and the southerly margin of Keaton Avenue; thence with said margin of Scenic View Road, South 03° 30' West 50.00 feet to an iron pin; thence leaving said margin of said road, South 45° 45' West 627.50 feet with an existing fence line to an iron pin at a corner post; thence with an existing fence line, North 38° 00' West 132.40 feet to an iron pin at a corner post; thence with an existing fence line, North 45° 43' East 577.53 feet to an iron pin at a corner post; thence leaving said fence line, South 59° 19' East 109.00 feet to a point; thence North 36° 56' East 44.75 feet to the point of beginning, and containing 1.83 acres, more or less, according to said survey.

TRACT TWO: Unimproved 1.83 Acre Tract - M/P 043-00-0-034.00
(0 Scenic View Road)

Land in the 4th Civil District of Davidson County, Tennessee, being described according to the survey of Donald R. Carver, Surveyor, dated March 4, 1980, as follows:

BEGINNING at an iron pin located in the westerly margin of Scenic View Road, said iron pin being South 03° 30' West 146.50 feet from the intersect of the westerly margin of Scenic View Road and the southerly margin of Keaton Avenue; thence with said margin of Scenic View Road, South 03° 30' West 50.00 feet to an iron pin; thence leaving said margin of said road, South 45° 45' West 627.50 feet with an existing fence line to an iron pin at a corner post; thence with an existing fence line, North 38° 00' West 132.40 feet to an iron pin at a corner post; thence with an existing fence line, North 45° 43' East 577.53 feet to an iron pin at a corner post; thence leaving said fence line, South 59° 19' East 109.00 feet to a point; thence North 36° 56' East 44.75 feet to the point of beginning, and containing 1.83 acres, more or less, according to said survey.

BEING the same property conveyed to Sindy Lynn Barry and Joel Barry, wife and husband, by Quitclaim Deed from Sindy Lynn Barry, formerly known as Sindy Lynn White, dated 3/29/00 and recorded 3/29/00 in Instrument Number 20000329-0031458; and the same property previously conveyed to Sindy Lynn White by Warranty Deed from Charles E. Denson and wife, Mary Denson, dated 8/1/94 and recorded 8/4/94 in Book 9428, Page 307, Register's Office for Davidson County, Tennessee.

The said Sindy Lynn Barry and Joel Barry (aka Joel Roland Barry) were divorced on 6/9/15 in Davidson County Fourth Circuit Court Docket No. 13D-2379, with subject property being awarded to Sindy Lynn Barry. It was also ordered that her name be restored to Sindy Lynn White.

The said Sindy Lynn Barry (White) died intestate on 12/21/17, and pursuant to Order of Intestate Administration filed 2/1/18 in Docket No. 18P-157 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), George Shane White was appointed as Administrator.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 146 Scenic View Road, Old Hickory, TN 37138.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 18th day of June, 2018.

George Shane White

Justin Wayne White by George Shane White, Attorney in Fact

Justin Wayne White by George Shane White,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **George Shane White,** 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 at Nashville, Tennessee this 18th day of June, 2018.

Kim Gillespie
Notary Public
My Commission Expires: 9-22-20

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **George Shane White,** 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, and who further acknowledged that he is the attorney in fact for **Justin Wayne White** and that he is authorized by **Justin Wayne White** to execute this instrument on his behalf.

Witness my hand and official seal at Nashville, Tennessee this 18th day of June, 2018.

Kim Gillespie
Notary Public
My Commission Expires: 9-22-20

(Notary Seal)

True Copy Certification

I, Brenda Huntsman, 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.

Brenda Huntsman

Signature

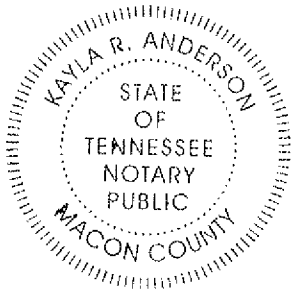
State of Tennessee

County of Macon

Personally appeared before me, Kayla Anderson, a notary public for this county and state, Brenda Huntsman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kayla R. Anderson

Notary's signature



My Commission Expires: 11-20-18