Bill Garrett Davidson County
Batch# 114918 DEEDWARR
07/11/2018 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20180711-0067213

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES:

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires NOV. 5, 2018

B-KW-18-1412

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)
Bryan K. White and Kayretha M. White	Nations Lending Corporation	
(NAME) **1412 Whitetail Court**	(NAME) 4 Summit Park Dr. Ste ~~44131~~ 200	**087-02-0-017.00**
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS) Independence OH 44131	
(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, **KENNETH GREGORY BROCKMAN AND WIFE, D. LISA BROCKMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRYAN K. WHITE AND KAYRETHA M. WHITE, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of New Hope Meadows, Phase I, First Revision of record in Plat Book 6900, Page 653, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kenneth Gregory Brockman and wife, D. Lisa Brockman by Warranty deed from Centex Real Estate Corporation of record in Book 8152, page 822, Register's Office for Davidson County, Tennessee, dated June 29, 1990 and recorded on July 16, 1990. (Value or consideration shown in aforementioned deed $121,481.00.) Being also known as 1412 Whitetail Ct Hermitage, Tennessee 37076.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 653, as corrected in Book 7664, page 465, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for New Hope Meadows of record in Book 7557, Page 377, as amended in Book 7567, Page 103, Book 7934, Page 796 and Instrument No. 20030106-0001976, Register's Office for Davidson County, Tennessee.
- Charter of New Hope Meadows Homeowners Association of record in Book 7525, Page 935, in the Register's Office for Davidson County, Tennessee.
- By-Laws for New Hope Meadows Homeowners Association of record in Book 7557, Page 356, as amended in Book 7567, Page 106 and Instrument No. 20030106-0001977, in the Register's Office for Davidson County, Tennessee.
- Sewer Easements of record in Book 7079, Page 196 and Book 7083, Page 435, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to The Homeowner's Association of record in Instrument Number 20080227-0019161, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20131118-0118699 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1412 Whitetail Court, Hermitage, Tennessee 37076**.

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 6th DAY OF JULY, 2018.

Kenneth Gregory Brockman

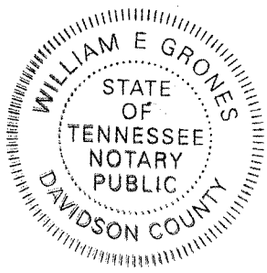
D. Lisa Brockman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH GREGORY BROCKMAN, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of July, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

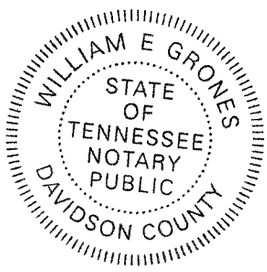


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D. LISA BROCKMAN, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of July, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



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

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

