WARRANTY DEED

Bill Garrett
Batch# 124850
08/06/2018 11:36:17 AM
Fees: $13.00 Taxes: $1,184.00

Davidson County
DEEDWARR
2 pgs

20180806-0076981

PREPARED BY
RETURN TO
ESCROW CORP

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: March 3, 2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., Inc., 7101 Executive Center Drive, Suite 151, Brentwood, TN 3702

File No.: 18-06-148

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kelsey Bahadursingh and Adam Bahadursingh, wife and husband		091-10-0-290.00
(NAME) 5811 Maxon Avenue	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten And No/100 Dollars ($10.00), cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **HOLLI D. WHITE, AN UNMARRIED WOMAN,** hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **KELSEY BAHADURSINGH AND ADAM BAHADURSINGH, WIFE AND HUSBAND,** 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 part of Lot No. "D" on the map of Holman Heights Vernon's and Lovell's Subdivision of Blocks 13 to 17 Inclusive of the B. F. Cockrell Farm, of record in Book 332, Page 7, Register's Office for said County, and further described according to Mortgage Loan Inspection by John Kohl & Company, PC, Registered land Surveyor, Tennessee No. 100, dated September 26,1990, File No. 85784-P-175, as follows: Beginning at the intersection of the center lines of Maxon Avenue and Lovell Street, thence with the center of Maxon Avenue, North 69 degrees West 120 feet to the northeast corner of the property conveyed to Jimmie D. Whittington by deed of record in Book 4064, Page 695, said Register's Office; thence with Whittington's easterly line, South 20 degrees 40 minutes West 128 feet to a point; thence eastwardly 120 feet, more or less, to the center of Lovell Street; thence with the center of Lovell Street; North 21 degrees East 128 feet to the point of beginning.

Being the same property conveyed to Holli D. White by Special Warranty Deed dated 09/22/2006 from Secretary of Veterans Affairs of record in Instrument 200610050124095, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 5811 Maxon Avenue, Nashville, TN 37209
(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.

Witness our hands this 3rd day of August, 2018.

Holli D. White

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I, the undersigned authority, a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that Holli D. White, an unmarried woman personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 3rd of August, 2018.

Notary Public

My Commission Expires: 10/3/21

(SEAL)

