Record + Return to:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2607

Bill Garrett Davidson County
Batch# 134217 DEEDWARR
08/28/2018 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $303.40
20180828-0085306

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $82,000.00

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 27th day of August, 2018

Rachel Marie Collins
Notary Public
My Commission Expires: 3-21-20

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Manuel R. Robles 302 Maple Street Madison, TN 37115	Southwest Funding, LP 1125 Ocean Avenue Lakewood, NJ 08701	043-13-0-191

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **William R. White, a widower**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Manuel R. Robles, a married man**, hereinafter called the Grantee(s), his/her/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 the westerly 46 feet 4 inches of Lot No. 1, Block "G" on the Map of Forest Park Subdivision, of record in Book 843, page 44, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 1, Block "G", fronts 46 feet 4 inches on the southerly side of Maple Street and runs back between lines, 175 feet on the westerly line, along the easterly margin of Third Avenue, and 183 feet, more or less, on the easterly line, to a dead line in the rear, on which it measures 46 feet, more or less.

Being the same property conveyed to William R. White and wife, by Special Warranty Deed from Ocwen Financial Services, Inc., dated June 22, 2000, recorded June 26, 2000, of record in Instrument No. 200006260063261, Register's Office for Davidson County, Tennessee. Martha J. White having since died on December 13, 2014, leaving William R. White as the surviving tenant by the entirety.

This is ☒ improved or ☐ unimproved property located at: **302 Maple Street, Madison, TN 37115.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of August, 2018.

GRANTOR:

William R. White

William R. White

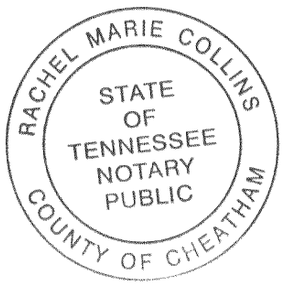
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William R. White, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of August, 2018.

Rachel Marie Collins

Notary Public
My Commission expires: 3-21-20



True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, 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: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY