WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 137310 DEEDWARR
09/05/2018 02:39:05 PM 2 pgs
Fees: $13.00 Taxes: $647.50

20180905-0087937

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31 DAY OF August, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachel L White and Drew O White	same as above	
(NAME)	(NAME)	0480006601
5033 Drakes Branch Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Michael O Stevens, single**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Rachel L White and Drew O White**, wife and husband, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**A tract or parcel of land, lying and being in Davidson County, Tennessee, to wit:
Beginning at a point in the southwest corner of Jerimiah Bowman of record in Deed Book 4651, page 595, Register's Office for said County and State, and being the southeast corner of the herein described property; thence along the southerly margin of this tract and the northerly margin of William J. Bryant of record in Deed Book 3887, page 302, said Register's Office for said County and state, S 89 deg. E 785 feet to a point in the easterly margin of George Teasley, Jr. of record in Deed Book 527, page 718, said Register's Office; thence S 5 deg. W 300 feet to a point in the southerly margin of Leonard Q. Canfield of record in Deed Book 4701, page 382, said Register's Office; thence S 81 deg W 725 feet to a point in the westerly margin of Drakes Branch Road; thence N 5 deg. E 155 feet to a point; thence N 60 deg. E 50 feet to a point; thence N 25 deg. W 210 feet to the point of beginning.**

Being the same property conveyed to Being the same property conveyed to Michael O. Stevens by Cash Deed for Tennessee from Andrew M. Cuomo, Secretary of Housing and Urban Development of record in Instrument No. 200003100025007 Register's Office for Davidson County, Tennessee, dated February 22, 2000 and recorded on March 10, 2000.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5033 Drakes Branch Rd. Nashville, TN 37218
(House Number) (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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 18-BRA-18-5033

Witness my hand this 31st day of August, 2018.

Michael O Stevens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Michael O Stevens** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of August, 2018.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY