WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Rutherford

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$249,900.00.**

Affiant

Subscribed and sworn to before me this 26 day of Sept, 2018

Notary Public
My Commission expires:

(Affix Seal)

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: 01/18/22

Karen Y Johnson Davidson County
Batch# 146446 **DEEDWARR**
09/28/2018 01:38:07 PM 2 pgs
Fees: $13.00 Taxes: $924.63

20180928-0096406

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Quantas Cole and Shanelle Cole	Loandepot.com, LLC	164-13-0-038.00
3609 Longhaven Xing	4800 N. Scottsdale Rd. ste. 3800	
Antioch, TN 37013	Scottsdale, AZ 85251	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Rachel White, married, (fka Rachel Shirley)**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Quantas Cole and Shanelle Cole, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 200 on the Plan of Section One, Asheford Crossing of record in Plat Book 7900, page 937, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to *Rachel Shirley, an unmarried woman, by deed from Kristy Hester, unmarried, on November 4, 2016, of record in Instrument Number 20161107-0117392, Register's Office for Davidson County, Tennessee.

Rachel Shirley, an unmarried woman, n/k/a Rachel White, married.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Book 7900, page 937, Register's Office Davidson County, Tennessee.

Covenants, conditions, and restrictions as set forth in instrument recorded in Book 9336, page 238; Book 9651, page 900; Book 9980, page 482; Book 10301 ,page 180; Book 10353, page 575; Book 10640, page 914; Book 11455, page 769; Book 10717, page 97; Instrument Number 20001018-0103441; and Instrument Number 20010418-0038191, Register's Office for Davidson County, Tennessee.

Easement of record in Book 10574, page 867; and Book 1224, page 257, Register's Office for Davidson County, Tennessee.

Homeowners Association Charter of record in Instrument Number 9651, page 867, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3609 Longhaven Xing, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 26, 2018.

Rachel White
f/k/a Rachel Shirley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Rachel White** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 26, 2018

My commission expires 7/6/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY