Karen Y Johnson Davidson County
Batch# 154741 DEEDWARR
10/29/2018 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20181029-0106830

WARRANTY DEED

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of October, 2018

Notary Public

MY COMMISSION EXPIRES: 11-30-2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Brent Holder	Regions Bank d/b/a Regions Mortgage	42-13-1
(NAME)	(NAME)	
309 Kemper Drive	2050 Parkway Office Circle, RCN-6	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20182606

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, **we, Scott Eugene White and Jeffrey Carl White, Heirs at Law of Carol White, deceased**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Brent Holder, unmarried man**, 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 Lot No. 152 on the Plan of Kemper Heights, Section Two, of record in Book 2331, page 104, Register's Office for said County, to which reference is hereby made for a more detailed description.

Being the same property conveyed to David E. White and wife, Carol White by deed from William E. Hunter, Jr. and wife, Eva Jean Hunter, dated March 13, 1975, of record in Book 4896, page 807, Register's Office for Davidson County, Tennessee. The said David E. White having since died on November 14, 2005, leaving Carol White as surviving tenant by the entirety. The said Carol White having since died intestate on June 1, 2018 and by Affidavit of Heirship of record in Instrument No. 20180709-0066241 and Instrument No. ___201810290106829_____, Register's Office for Davidson County, Tennessee, her sole heirs at law are Scott Eugene White and Jeffrey Carl White.

Unimproved ☐

This is improved ☒ property, known as 309 Kemper Drive, Madison, TN 37115
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 26th day of October, 2018

Scott Eugene White

Jeffrey Carl White

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Scott Eugene White and Jeffrey Carl White, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th of October, 2018.



Notary Public
My Commission Expires: ~~10/2~~ AEW 3-2-2021

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)

