WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

taylin johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 4-13-2022
(AFFIX SEAL)

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Karen Y Johnson Davidson County
Batch# 157736 DEEDWARR
11/08/2018 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $444.00
20181108-0110830

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 18-CD-605

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Faton Gashi	Faton Gashi	149 02 0C 010.00 CO
(NAME) 110 Elizabeth's Court	(NAME) 110 Elizabeth's Court	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Twenty Thousand And No/100 Dollars ($120,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, KEVIN WHITE, TRUSTEE OF WHITE HOLDINGS IRREVOCABLE TRUST, DATED OCTOBER 8, 2015, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FATON GASHI, UNMARRIED, 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:

Unit or Building Site Number 10 on the plan of Sterling Wood, of record in Book 6250, page 648, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kevin White, Trustee, or his successors in trust, of the White Holdings Irrevocable Trust, dated October 8, 2015, by Quitclaim Deed, from Ralph M. White, dated December 22, 2015, recorded December 30, 2015, of record in Instrument No. 20151230-0130898, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Kevin White, Trustee of White Holdings Irrevocable Trust, dated October 8, 2015, by Quitclaim Deed from Kevin P. White, dated October 31, 2018, recorded

_____, 2018, of record in Instrument No. 201811080110829, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Ralph M. White and Kevin P. White, by Warranty Deed, from Andy Maloney, as Trustee for The 110 Elizabeth Court Trust, dated March 19, 2014, recorded March 21, 2014, of record in Instrument No. 20140321-0023534, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 110 Elizabeth's Court, Antioch, TN 37013
(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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 31st day of October, 2018.

Kevin White, Trustee of White Holdings Irrevocable Trust, dated October 8, 2015

BY: Kevin White, Trustee
Kevin White
Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31st day of October, 2018, before me personally appeared Kevin White, Trustee of White Holdings Irrevocable Trust, dated October 8, 2015 to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Williamson County, Tennessee this 31st day of October, 2018.

Commission Expires: _____

Gail Hudson
Notary Public

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-2019

(SEAL)

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY