THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P19-25523	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 570,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF January, 2019 Notary Public MY COMMISSION EXPIRES: 10/14/19 (AFFIX SEAL)

ELIZABETH M. PRESTON ★ STATE OF TENNESSEE NOTARY PUBLIC ★ MONTGOMERY COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Macdonald R. Amaker	New Owner	MAP 091-16-0I-
4303 B Dakota Avenue		PARCEL 002.00-CO
Nashville, TN 37209		
(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, WE, **Jason White and Anna White, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Macdonald R. Amaker and Nancy S. Amaker, husband and wife**

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:

Being a certain townhome unit situated in Davidson County, Tennessee, and further known as Unit No. 4303B of 4303 Dakota Avenue, a Townhouse Planned Unit Development, a horizontal property regime with private elements, created under Title 66, Section 27-101, seq., as amended, Tennessee Code Annotated, and as established by the Declaration establishing 4303 Dakota Avenue, a Townhouse Planned Unit Development, a horizontal property regime with private elements, of record in Instrument No. 20140529-0046304, Register's Office for Davidson County, Tennessee; including without limitation; those By-Laws appended thereto; together with an undivided percentage interest in the Common Elements appurtenant to said Unit. Reference is hereby made to the site plan of 4303 Dakota Ave shown as Exhibit "B" to the aforementioned Declaration, for a more complete identification and placement of said Unit.

Being the same property conveyed to Jason White and Anna White, husband and wife by Warranty deed from Luehrsen Construction, LLC of record in Instrument No. 20150528-0048917 Register's Office for Davidson County, Tennessee, dated May 13, 2015 and recorded on May 28, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **4303 B Dakota Avenue, Nashville, TN 37209.**

Karen Johnson Davidson County
Batch# 187909 DEEDWARR
01/24/2019 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20190124-0007064

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.

Witness our hands this the 24th day of January, 2019.

Jason White

Anna White

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jason White** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 24th day of January, 2019.

My Commission expires: 1-6-20

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Anna White** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 24th day of January, 2019.

My Commission expires: 1-6-20

Notary Public

True Copy Certification

I, Elizabeth Preston, 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 Davidson

Personally appeared before me, Kendall Connell, a notary public for this county and state, **Elizabeth Preston** 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: 9/7/2020

KENDALL CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020