WARRANTY DEED

Karen Johnson Davidson County
Batch# 202759 DEEDWARR
03/06/2019 12:52:30 PM 2 pgs
Fees: $13.00 Taxes: $666.00
20190306-0020574

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$180,000.00.**

Affiant

Subscribed and sworn to before me this 1st day of March, 2019.

Notary Public
My Commission expires: 11-8-21
(Affix Seal)

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:
Eric R. White	New Owner	049000225
206 Jefferson Ave		
Fredricksburg, VA 22405	,	

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, **Charles D. Martin, widower**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Eric R. White**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in the 12th Civil District of Davidson County, Tennessee, located on the south side of Green's Lane, described as follows:

Beginning at an iron pin in the center of Green's Lane, 857 feet west of the center of Knight Road; thence south 3-3/4° west 800 feet more or less to a stake; thence north 86° west 200 feet to a stake; thence north 3-3/4° east 800 feet more or less to an iron pin in the center of Green's Lane; thence with the center of Green's Lane, south 86° east 200 feet to the point of beginning, containing 3.66 acres, more or less.

Included in the above description but hereby expressly excluded is the following description:

Beginning at the point of intersection of the north boundary of the Temphis Corporation property and the east boundary of the J.P. Hemmen and wife, property; thence with the said east boundary North 07 degrees 19 minutes 56 seconds East 53.71 feet; thence South 87 degrees 03 minutes 51 seconds East 199.82 feet to a point in the west boundary of the M.P. Woodard property; thence with said west boundary South 07 degrees 19 minutes 56 seconds West 70.00 feet to a point in the Temphis Corporation north boundary; thence with said north boundary North 82 degrees 24 minutes 04 seconds West 199.23 feet to the point of beginning and containing 0.283 acres.

Being part of the same property conveyed to Charles D. Martin and wife, Pearl R. Martin from Marshall Griffith and wife, Janet Griffith by Warranty Deed on November 3, 1965, of record in Book 3955, Page 289, Register's Office for Davidson County, Tennessee. Said Pearl R. Martin having since died on September 12, 2015 leaving Charles R. White as the surviving tenant.

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

- Taxes and assessments for the year 2019 and subsequent years, plus any penalties and interest which may accrue, which are not yet due and payable.

This is improved property known as: **435 Green Lane, Whites Creek, TN 37189**

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 March 1, 2019.

Charles D. Martin

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Charles D. Martin** 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 March 1, 2019

Notary Public

My commission expires 11-8-21

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, **Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/22

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