Karen Johnson Davidson County
Batch# 210191 DEEDWARR
03/26/2019 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20190326-0027260



STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $165,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 25th day of March, 2019.

NOTARY PUBLIC

My commission expires: 5-15-21

THIS INSTRUMENT PREPARED BY

BT Birthright Title, LLC

2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Amy G. Turpin	Cardinal Financial Company	163160A04600CO
(NAME)	(NAME)	
5832 Monroe Crossing	3701 Arco Corporate Drive, Suite 200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Charlotte, NC 28273	

Warranty Deed

For and in Consideration of the sum of $175,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **James White, unmarried,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Amy G. Turpin, a single woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Being all of Unit No. 146 on the plan of Phase One, Provincetown, A Horizontal Property Regime with Private Elements of record in Instrument Number 20031119-0618785 (Exhibit "A-1"), Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete description.

Being the same property conveyed to James White by deed from Centex Homes, a Nevada General Partnership, dated March 22, 2005 and recorded as Instrument No. 20050404-0036218, Register's Office for Davidson County, Tennessee.

This property is **improved** property known as: 5832 Monroe Crossing, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 25th day of March, 2019.

James White

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James White, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of March, 2019.

Tammy Duncan

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Return To: 19003434
Allegiance Title of TN, LLC
278 Doug Warpoole Road
#218
Smyrna, TN 37167

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

True Copy Certification

I, Nikki McKinney, 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.

NMcKinney
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Heather Lee, a notary public for this county and state, Nikki McKinney who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather Lee
Notary's Signature

My Commission Expires: 5-15-21
Notary' Seal (if on paper)

Heather Lee
State of Tennessee Notary Public
Rutherford Co.

201903260027260