WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $364,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 10/31/2020
(AFFIX SEAL)

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 391154

Karen Johnson Davidson County
Batch# 222110 DEEDWARR
04/26/2019 08:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.13
20190426-0038301

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4325 Hillsboro Pike, Ste 300, Nashville, TN 37215

File No.: ARK190252TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Freddie Lenton White, II	New Owner	
(NAME)	(NAME)	
1010 16th Avenue South		105-01-0B-304.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Sixty-Four Thousand Nine Hundred And No/100 Dollars ($364,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KARA DIANE SMITH, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FREDDIE LENTON WHITE, II AND ELIZABETH S. WHITE, 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:

Land in Davidson County, Tennessee, being Unit No. 304, on the Plan of Ten Ten on the Row, a Horizontal Property Regime, filed as Exhibit B to and established by the Master Deed of record in Instrument No. 20071023-0125441, amended in Instrument No. 20090224-0015964, Instrument No. 20090507-0041965, Instrument No. 20090929-0090277 and Instrument No. 20120905-0080264, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners. Parking space No. 17 is assigned as a limited common element for the exclusive use by the owner of Unit 304.

Being the same property conveyed to Kara Diane Smith, a single woman by Warranty deed from Piper M. Lawson , married and Leo T. Vera, unmarried of record in Instrument No. 20140723-0065520 Register's Office for Davidson County, Tennessee, dated July 22, 2014 and recorded on July 23, 2014.

unimproved ☐
This is improved ☒ property, known as 1010 16th Avenue South, Unit 304, Nashville, TN 37212
(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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

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 Kara Diane Smith, a single woman this 19 day of April, 2019.

Kara Diane Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19 day of April, 2019, before me personally appeared Kara Diane Smith, a single woman to me known to be the person(s) 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 Davidson County, Tennessee this 19 day of April, 2019.

Commission Expires: 8.4.20

Notary Public

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

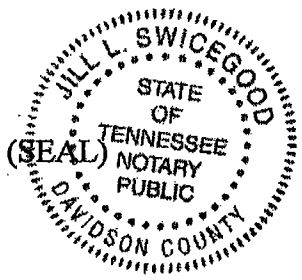
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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