THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190319635

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $366,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of April, 2019.

Notary Public
My Commission Expires: 4/21/2020

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 222202 DEEDWARR
04/26/2019 09:34:28 AM 2 pgs
Fees: $13.00 Taxes: $1,354.20
20190426-0038489

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mark K White and Ulrike White 3087 Brookview Forest Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 180-04-0B-063.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cody Martin, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark K White and Ulrike White, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Final Plat of Brookview Forest, Phase II, Cluster Lot Option of record in Plat at Instrument No. 20040629-0076755, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cody Martin, a single person by Warranty deed from Todd Russell Christian and Rachel Marie Christian of record in Instrument No. 20150714-0068434 Register's Office for Davidson County, Tennessee, dated June 29, 2015 and recorded on July 14, 2015.

Kelsey Duff joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Cody Martin.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20040629-0076755, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4428, Page 138, Book 4479, Page 448, Instrument No. 20030829-0125803 and in Instrument No. 20050505-0050962, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a)

is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of Brookview Forest Homeowners Association of record in Instrument No. 20030918-0138293, Register's Office for Davidson County, Tennessee. Conveyance of Common Area to the Brookview Homeowner's Association of record in Instrument No. 20050707-0078557, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument Number 20021007-0121969, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 3087 Brookview Forest Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of April, 2019.

Cody Martin

Kelsey Duff

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cody Martin and Kelsey Duff, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of April, 2019.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020