WARRANTY DEED

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

JM-KW-19-611

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-6-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PREPARED BY: RETURN TO: BANKERS TITLE & ESCROW CO. 3210 WEST END AVE.

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rebecca Munn	**NEW OWNER**	
(NAME) **611 Centerpoint Lane**	Karen Johnson Davidson County Batch# 230716 **DEEDWARR** 05/16/2019 10:05:16 AM 2 pgs Fees: $13.00 Taxes: $1,664.63 20190516-0046213	**091 15 0E 019.00-CO**
(ADDRESS) **Nashville, TN 37209**		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEPHEN WHYTE AND CHERYL WHYTE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REBECCA MUNN, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 19, Richland Station, as shown on Declaration of Covenants, Conditions and Restrictions as recorded at Instrument No. 20140213-0012916, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Stephen Whyte and Cheryl Whyte, husband and wife by Warranty deed from Richland Station, LLC of record in Instrument No. 20151217-0126940 Register's Office for Davidson County, Tennessee, dated December 15, 2015 and recorded on December 17, 2015.

This conveyance is subject to:

- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat at Instrument No. 20140213-0012916, Register's Office for Davidson County, Tennessee.
- Plan of record in Plat Book 421, Page 18 and Plat Instrument No. 20140220-0014719, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20140213-0012916, Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Instrument Number 20140213-0012915, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20131122-0120386, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers/Storm Drainage of record in Book 5756, Page 615, in the Register's Office for Davidson County, Tennessee.
- Storm Water Easement of record in Book 1711, Page 486, in the Register's Office for Davidson County, Tennessee.
- Unrecorded Sewer Easement referenced of record in Book 7791, Page 254, and Book 4418, Page 756, in the Register's Office for Davidson County, Tennessee.
- All matters as shown on that survey prepared by Steven D. Delle, TN RLS No. 1710, Belle Land Surveying, dated January 31, 2013.
- All matters as shown on that survey prepared by John Hood, TN RLS #1838, Campbell, McRae and Associates, Surveying, Inc. dated 11-19-2012.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **611 Centerpoint Lane, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 15th DAY OF MAY, 2019.

STEPHEN WHYTE BY _____ AS HIS ATTORNEY IN FACT
Stephen Whyte
by Henry Miller as his Attorney-in-fact

CHERYL WHYTE BY _____ AS HIS ATTORNEY IN FACT
Cheryl Whyte
by Henry Miller as her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Henry Miller, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of STEPHEN WHYTE AND CHERYL WHYTE, and who acknowledged he/she/they executed the same as the free act and deed of the said STEPHEN WHYTE AND CHERYL WHYTE.

Witness my hand and official seal, this the 15th of May, 2019.

Jordan J. Myers
Notary Public
My Commission Expires: 01-06-2020
(SEAL)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212