WARRANTY DEED

BLAKE REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 day of June, 2019.

Notary Public

MY COMMISSION EXPIRES: 7.11.22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tanner Kelly White	F & M Bank	13312014000
(NAME)	(NAME)	Karen Johnson Davidson County
271 Cathy Jo Drive	10 Cadillac Dr Ste 100	Batch# 250536 **DEEDWARR**
(ADDRESS)	(ADDRESS)	07/01/2019 08:42:13 AM 2 pgs
Nashville, TN 37211	Brentwood TN 37027	Fees: $13.00 Taxes: $999.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20190701-0063328

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 considerations, the receipt of which is hereby acknowledged, we **James P. Harvey and Jennifer R. Harvey, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Tanner Kelly White**, **single man**, hereinafter called the GRANTEE(S), his/her/their 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 Lot 95, VALLEY VIEW MEADOWS, SECTION THREE, as shown on plat of record in Plat Book 3700, Page 93, in the Register's office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James P. Harvey and Jennifer R. Harvey, husband and wife by Warranty Deed from Charles Brumbelow, unmarried, dated 04/30/2010 and recorded 05/07/2010, of record in Instrument No. 20100507-0035008, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Plat Book 3700, Page 93, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded in Book 3673, Page 439, Amendment recorded in Book 3770, Page 214, Book 4065, Page 227 and Book 4082, Page 106 in the Register's Office for Davidson County, Tennessee.
Easement recorded in Book 3182, Page 261, Register's Office for Davidson County, Tennessee.
Easement recorded in Book 3498, Page 196, Register's Office for Davidson County, Tennessee.
Easement recorded in Book 3504, Page 80, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 271 Cathy Jo Drive, Nashville, TN 37211
(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 21st day of June 2019.

James P. Harvey

Jennifer R. Harvey

State of Tennessee
County of Williamson

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

Witness my hand and Official seal this 21st day of June 2019.

Notary Public:
My Commission Expires: 7/16/22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027