Karen Johnson Davidson County
Batch# 274531 DEEDWARR
08/21/2019 12:16:30 PM 4 pgs
Fees: $23.00 Taxes: $1,683.50
20190821-0084016

#34963

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34963-07-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $455,000.00. Affiant Subscribed and sworn to before me this 19th day of August, 2019. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: Torne White, Sandra White 2129 W. Linden Ave. Nashville, TN 37212	**Send Tax Bills To:** 2129 W. Linden Ave. Nashville, TN 37212	**Tax Information:** Map and Parcel No.: 104 15 0 104 00

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, **Joel Bruce Spaulding, Jr. and wife, Susan M. Spaulding**, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Torne White and wife, Sandra White** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2615 Sunset Place, Nashville, TN 37212.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 19th day of August, 2019.

Joel Bruce Spaulding, Jr.

Susan M. Spaulding

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joel Bruce Spaulding, Jr. and Susan M. Spaulding, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of August, 2019.

Notary Public

My Commission Expires:

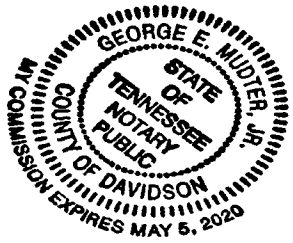


EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly half of Lot Number 19 on the Map of Sunset Park, as of record in Book 332, page 132, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Said part of Lot Number 19 fronts 50 feet on the southerly side of Sunset Place (formerly Turner Avenue) and runs back between parallel lines 160.6 feet to a dead line.

Being the same property conveyed to Joel Bruce Spaulding, Jr. and wife, Susan M. Spaulding by deed dated May 31, 2005 from W. Shelton McElroy, an unmarried man of record in Instrument No. 20050602-0062057, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 104 15 0 104 00.
2. All matters appearing on the Plan of record as Book 332, page 132, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, GEORGE E. MUDTER 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

