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. 35049-09-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $579,000.00. Affiant Subscribed and sworn to before me this 15th day of October, 2019. Notary Public My Commission Expires: 12-19-20 JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires DEC. 19 2020

WARRANTY DEED

Address New Owner: William Randal French, Christi Lynn French 5532 Trousdale Drive Brentwood, TN 37027	**Send Tax Bills To:** SAME	**Tax Information:** Map and Parcel No.: 160 12 0 146 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, **Christian B. White and Leighanne White,** husband and wife ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **William Randal French and Christi Lynn French**, husband and wife ("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 5532 Trousdale Drive, Brentwood, TN 37027.

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.

Karen Johnson Davidson County
Batch# 301401 DEEDWARR
10/16/2019 09:06:48 AM 3 pgs
Fees: $18.00 Taxes: $2,142.30
20191016-0105944

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of October, 2019.

Christian B. White

Leighanne White

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christian B. White and Leighanne White, 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 15th day of October, 2019.

Notary Public

My Commission Expires:

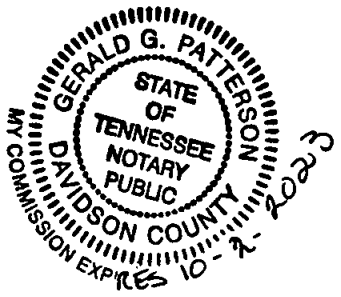


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 159 on the Plan of Phase 2, Hearthstone, of record in Plat Book 5200, page 323, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Christian B. White and Leighanne White, husband and wife, by deed dated November 21, 2016 from William T. Stone and Erica Stone of record in Instrument No. 20161129-0124869, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, a lien, due and payable. Map and Parcel No. 160 12 0 146 00.
2. Restrictive covenants contained in an instrument of record in Book 5409, page 485, and Book 5802, page 577, Register's Office for Davidson, County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions for Hearthstone Common Facilities Association, Inc. of record in Book 7053, page 982, amended in Book 9945, page 958, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 5200, page 323, Register's Office for Davidson County, Tennessee.
5. Easement for water mains of record in Book 7097, pages 162 and 178, Register's Office for Davidson County, Tennessee.