Karen Johnson Davidson County
Batch# 302365 DEEDWARR
10/17/2019 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20191017-0106520

#35045

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $875,000.00 Affiant Subscribed and sworn to before me, this 15th day of October, 2019. Notary Public My Commission Expires: October 2, 2023

WARRANTY DEED

Address New Owner: Christian B. White & Leighanne B. White 1029 Granbery Park Dr. Brentwood, TN 37027	Send Tax Bills to: First Tennessee National Bank 12195 Metro Pkwy, Suite 2 Ft. Myers, FL 33966	Tax Information: Tax Parcel ID No. 160-12-0A-007.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRADLEY J. SALUTE AND KIM SALUTE, HUSBAND AND WIFE,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **CHRISTIAN BLAKE WHITE AND LEIGHANNE MARIE WHITE, HUSBAND AND WIFE,** ("Grantees"), their 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. 7, as shown on the map entitled Final Plat of Granbery, of record as Instrument No. 20180531-0051923, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.**
>
> **Being the same property conveyed to BRADLEY J. SALUTE AND KIM SALUTE, HUSBAND AND WIFE, by deed from TURNBERRY HOMES, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20190517-0046480, dated May 16, 2019, said Register's Office.**

This is improved property commonly known as: **1029 Granbery Park Dr., Brentwood, TN 37027**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantors covenant that they have 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 for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their 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, Grantors have executed this instrument on this 15th day of October, 2019.

BRADLEY J. SALUTE

KIM SALUTE

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRADLEY J. SALUTE AND KIM SALUTE**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 15th day of October, 2019

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public
My Commission Expires: 11/3/2020

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

