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. 35111-10-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,550,000.00. Jan R. Dale Affiant Subscribed and sworn to before me this 6th day of January, 2020. 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: Marjorie White & Jody White 507 Park Hill Nashville, TN 37205	**Send Tax Bills To:** New owner	**Tax Information:** Map and Parcel No.: 116 14 0 011 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, **Jan R. Dale, and husband Robert Y. Dale, who joins in the execution of this instrument for the purpose of conveying any interest he has in the property by virtue of his marriage to Jan R. Dale** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jody White and Marjorie White, husband and wife** ("Grantee"), 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 507 Park Hill, Nashville, TN 37205.

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, 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# 341332 **DEEDWARR**
01/10/2020 08:47:01 AM 3 pgs
Fees: $18.00 Taxes: $5,735.00

20200110-0003486

IN WITNESS WHEREOF, Grantor has executed this instrument on the 6th day of January, 2020.

Jan R. Dale

Jan R. Dale

Robert Y. Dale

Robert Y. Dale

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jan R. Dale and Robert Y. Dale, 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 6th day of January, 2020.

Notary Public

My Commission Expires:

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

EXHIBIT "A"

Land in Davidson County, Tennessee, in the City of Belle Meade, being the northerly 110 feet of Lot No. 13 on the Map of Bransford Realty Company and Johnson Bransford's Subdivision of part of a 40-acre tract and all of Lot No. 27 and part of Lot No. 28 in Deer Park Subdivision, Belle Meade, as of record in Book 421, page 67, Register's Office for said County, described as follows:

Beginning on the westerly margin of Bellevue Drive, East, at the corner of Lots Nos. 12 and 13; thence with said Drive, southwardly 110 feet; thence westwardly 250 feet to the dividing line between Lots Nos. 11 and 13; thence with said line, north 8 3/4 deg. east 110 feet to the common corner of Lots Nos. 10, 11, 12 and 13; thence with the line between Lots Nos. 12 and 13, South 61 1/4 deg. east 250 feet to the beginning.

Being the same property conveyed to Robert Y. Dale and wife, Jan R. Dale by deed dated March 4, 1994 from Robert O. Rolfe and wife, Kathy W. Rolfe of record in Book 9273, page 128, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated February 17, 2009 of record in Instrument No. 20090223-0015347, Register's Office for Davidson County, Tennessee, Robert Y. Dale conveyed his interest in subject property to Jan R. Dale.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 116 14 0 011 00.
2. All matters appearing on the Plan of record as Book 421, page 67, Register's Office for Davidson County, Tennessee.