# WARRANTY DEED

Karen Johnson Davidson County
Batch# 350364 **DEEDWARR**
01/29/2020 03:36:07 PM 2 pgs
Fees: $13.00 Taxes: $703.00

20200129-0010816

LC-KM-20-435

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Kenneth James Machen and Tracy Cater Machen** | **SAME** | |
| (NAME) | (NAME) | |
| **435 Green Lane** | | **04900022500** |
| (ADDRESS) | (ADDRESS) | |
| **Whites Creek, TN 37189** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 consideration, the receipt of which is hereby acknowledged, **ERIC R. WHITE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KENNETH JAMES MACHEN AND TRACY CATER MACHEN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Subdivision of the White Property, of record at Instrument No. 20191004-0101982, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Grantor herein by Warranty Deed of record at Instrument No. 20190306-0020574, Register's Office for Davidson County, Tennessee.
**No title search was performed in this transaction, and no opinion of title has been made by the drafter of this instrument. The Grantee named herein receives title subject to any encumbrances of record.**

This conveyance is subject to:
- All matters of record that a comprehensive title search would disclose.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **435 Green Lane, Whites Creek, Tennessee 37189**.

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), their heirs and 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), their heirs and 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.

Witness my/our hand(s) this the 24 DAY OF JANUARY, 2020.

Eric R. White by Madeline Machen Attorney in Fact

Eric R. White by Madeline Machen,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MADELINE MACHEN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ERIC R. WHITE, and who acknowledged he/she/they executed the same as the free act and deed of the said ERIC R. WHITE.

Witness my hand and official seal, this the 24th of January, 2020.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires JULY 6, 2020

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212