Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-1030TN

Karen Johnson Davidson County
Batch# 358993 **DEEDWARR**
02/18/2020 08:55:01 AM 2 pgs
Fees: $13.00 Taxes: $647.50
20200218-0017557

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th day of February, 2020.

Notary Public

Commission Expiration: 9-18-22

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Sylvester Groves 3213 Briarwick Dr. Nashville, TN 37218	SAME AS NEW OWNER.	080 08 0 339.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **William A. White, Married and Donald L. Morton, A Single Man** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sylvester Groves, an unmarried man** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as 3213 Briarwick Dr. Nashville, TN 37218, County of Davidson to-wit:

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Bordeaux Hills Addition, as of record in Book 4460, page 9, Register's Office for said County.

SAID Lot No. 102 fronts 55 feet on the West side of Briarwick Drive and extends back between parallel lines 125 feet to a dead line.

Being the same property conveyed to William A. White and Donald L. Morton, as tenants in common, by deed from James Hall and wife, Shirley Hall, dated 03/28/1980 filed and recorded 03/31/1980 of record in Book 5584, Page 976, said Register's Office.

The above referenced is not nor has ever been the principal residence of William White or his spouse.

Tax Map and Parcel ID is as follows 080 08 0 339.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 3213 Briarwick Dr., Nashville, TN 37218

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unemcumbered, 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 GRANTEES, 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 hand this 11th day of February, 2020.

William A. White

Donald L. Morton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of February, 2020, before me personally appeared **William A. White and Donald L. Morton**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 11th day of February, 2020.

Notary Public

Commission Expiration: 9-18-22

DANA LOGGINS
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.