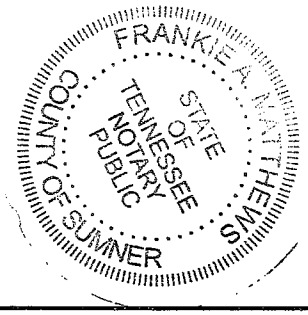
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2020.

Notary Public

MY COMMISSION EXPIRES: 2-26-24 (AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Bryan T. Ayers | NEW OWNER | 033-04-0A-006.00-CO |
| (NAME) | (NAME) | Karen Johnson Davidson County<br>Batch# 382002 DEEDWARR<br>04/06/2020 01:30:30 PM 3 pgs<br>Fees: $18.00 Taxes: $340.40<br>20200406-0036325 |
| 3339 Heads Church Road | | |
| (ADDRESS) | (ADDRESS) | |
| Cedar Hill, TN 37032 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Thomas G. White, an unmarried man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Bryan T. Ayers, 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:

Land in Davidson County, State of Tennessee, described as follows, wo-wit:

BEING Unit No. 6 as shown on the Plat of Rolling Meadows, Phase I, Section One A of record in Book 6250, Page 975, Register's Office for Davidson County, Tennessee, together with and undivided membership in Rolling Meadows Townhomes Association, all as described in Book 6593, Page 194, as amended in Book 6926, Page 472, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Beverly M. White and Thomas G. White, wife and husband by deed from Phylis E. Holt, an unmarried woman of record in Instrument No. 20140625-0055548, Register's Office, Davidson County, Tennessee.

The said Beverly M. White now being deceased having died in Davidson County, Tennessee April 20, 2019.

This conveyance is subject to Declaration of Covenants, Condition and Restrictions in Book 6593, Page 194 and Incremental Development Second Annexation Amendment to Declaration of Covenants, Conditions and Restrictions in Book 6926, Page 472, and plat of record in Book 6250, Page 975, said Register's Office.

unimproved ☐

This is improved ☐ property, known as 6 Rolling Meadows Dr., Goodlettsville, TN 37072

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 1st day of April, 2020.

Thomas G. White

STATE OF TENNESSEE

COUNTY OF Robertson

On this 1st day of April, 2020, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Thomas G. White**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that executed the same as free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
6-21-21

Notary Public,

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON



202004060036325

# True Copy Certification

I, KATHY LEE, 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 executed and authenticated according to law.

Signature

State of Tennessee

County of Robertson

Personally appeared before me, Pam S. Atchley, a notary public for this county and state, KATHY LEE 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: 6-21-21

Notary' Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON