THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC
885 Conference Drive, Suite 500
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 382365 DEEDWARR
04/07/2020 09:44:24 AM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20200407-0036567

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No
BILLY JOE BRATCHER 1017 Primrose Drive Greenbrier, Tennessee 37073	Same	P/O 018-12-0-072.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID LAWRENCE WHITE and wife, NANCY G. WHITE, and JANE LARMON WHITE, unmarried,** have this day bargained and sold, and do hereby transfer and convey unto the said **BILLY JOE BRATCHER, married,** the Grantee herein, his (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled Final Plat of D. L. White Hills Subdivision, of record in Instrument No. 20190723-0072224, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a portion of the same property conveyed to DAVID LAWRENCE WHITE AND JANE LARMON WHITE, EACH INDIVIDUALLY, AN UNDIVIDED ONE-HALF (1/2) INTEREST AS TENANTS IN COMMON, by deed from DAVID LAWRENCE WHITE, EXECUTOR OF THE ESTATE OF VIRGINIA JANE WHITE, of record in Instrument No. 20180504-0042579, dated April 24, 2018, said Register's Office.

TOGETHER with an ingress/egress easement as set forth on the plat of record in Book 8250, Page 77, said Register's Office.

TOGETHER with that portion of Williams Avenue and Central Avenue included in said property abandoned by the City of Goodlettsville by ordinance of record in Ordinance No. 91-453 and Ordinance No. 92-463.

Nancy G. White, spouse of David Lawrence White, joins in this conveyance to convey any marital interest she may have.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $400,000.00.

Subscribed and sworn to before me,
this 2 day of April, 2020.
My Commission Expires: 12/23/2020

Affiant

Notary Public

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

This is property known as Lot 1, 601 Main Street North, Goodlettsville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 2 day of April, 2020.

DAVID LAWRENCE WHITE

NANCY G. WHITE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **DAVID LAWRENCE WHITE and NANCY G. WHITE**, the within named bargainors, 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 and official seal at Goodlettsville, Tennessee, this the 2 day of April, 2020.

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 12/23/2020

JANE LARMON WHITE

STATE OF MASSACHUSETTS
COUNTY OF Middlesex

Personally appeared before me, ~~Jane Larmon White~~ Kahuboshi Hillary Dareng, a Notary Public in and for said County and State, **JANE LARMON WHITE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Arlington, Massachusetts, this the 1st day of April, 2020.

Kahuboshi Hillary Dareng
NOTARY PUBLIC

My Commission Expires: Jan, 15 2027

KAHUBOSHI HILLARY DARENG
Notary Public
Commonwealth of Massachusetts
My Commission Expires Jan. 15, 2027