Karen Johnson Davidson County
Batch# 417811 DEEDWARR
06/17/2020 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $569.80
20200617-0063561

WARRANTY DEED

JESSICA E. MONTEITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF June, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 2.19.24

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Alan Frederick	Security National Mortgage Company	
(NAME)	(NAME)	
806 Beazer Lane,	5300 South 360 West, Ste. 150	163110C06200CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murray UT 84123	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **LaPourche E. White and Jonathan White, wife and husband,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Alan Frederick** , HEREINAFTER CALLED THE GRANTEE, HIS/HER/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, Tennessee, being Unit No. 62, revised, Belle Forge Village III, Section Five, A PUD, as of record in Plat Book 7524, Page 552, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to LaPourche E. White and Jonathan White by virtue of that certain Quit Claim Deed dated January 25, 2019, and being of record at Instrument No. 20190130-0009172, in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to LaPourche E. Owens by virtue of Warranty Deed dated July 12, 2012 at Instrument No. 20120716-0062279 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 6900, Page 632 and Surveyors Certificate of Correction at Book 7524, Page 552, Book 7461, Page 530, Instrument No. 20010627-0068130, 20061229-0160925, 20190214-0014097, 20200128-0010111 and 20200206-0013996, Book 11348, Page 899, Book 6887, Page 945, Book 7483, Page 989, Book 7941, Page 883 and Book 8154, Page 962, Instrument No. 20110624-00047275, as recorded in the said Register's Office, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 806 Beazer Lane Antioch, TN 37013
(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 5th day of June, 2020.

LaPourche E. White

Jonathan White

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **LaPourche E. White and Jonathan White,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of June, 2020

Notary Public

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 10/02/2023

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, 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: 06/29/2021

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY