Karen Johnson Davidson County
Batch# 423462 DEEDWARR
06/23/2020 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20200623-0067320

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-1455TN

CHASITY PETTY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 20, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th day of June, 2020.

Notary Public

Commission Expiration: 9/20/2021

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Robert A. White and Rebecca L. White 5637 Old Hickory Blvd. Nashville, TN 37218	**SAME AS NEW OWNER.**	047 00 0 117.00

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, **Toney S. Carroll Jr and Janice Marie Carroll Husband and Wife**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert A. White an unmarried man Rebecca L. White an unmarried woman joint tenants with rights of survivorship** 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 5637 Old Hickory Blvd. Nashville, TN 37218, County of Davidson to wit:

Land in Davidson County, Tennessee, being Tract No. IX on the Jesse Hampton Division of Tract No. XVI of the E.E. Brown Lands, not of record, described according to a survey by W. C. Lambert, dated June 22, 1976, and revised July 19, 1976, as follows:

Tract No. IX beginning at an iron pin on the westerly margin of Old Hickory Boulevard; thence with the margin of the same, North 29 degrees 15' East 130 feet to an iron pin; thence leaving said margin North 60 degrees 11' 03" West 1,488.37 feet to an iron pin; thence North 30 degrees 12' West 576.17 feet to an iron pin; thence South 59 degrees 48' West 101.85 feet to an iron pin; thence South 30 degrees 12' East 657.0 feet to an iron pin; thence South 60 degrees 07' 51" East 1,470.55 feet to the point of beginning.

Being the same property conveyed to Toney S. Carroll, Jr and wife, Janice Marie Carroll, by deed from Toney S. Carroll, Jr, married, dated 09/19/2016 filed and recorded 10/12/2016 of record in Instrument No. 20161012-0107947, said Register's Office.

Tax Map and Parcel ID is as follows 047 00 0 117.00

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.

LTE File No.: 20-1455TN

This is improved property known as: 5637 Old Hickory Blvd., 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 19th day of June, 2020.

Toney S. Carroll Jr

Janice Marie Carroll

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~

On this 19th day of June, 2020, before me personally appeared **Toney S. Carroll Jr and Janice Marie Carroll Husband and Wife**, 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 19th day of June, 2020.

Notary Public

CHASITY PETTY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 20, 2021

Commission Expiration: 9/20/2021

LTE File No.: 20-1455TN

True Copy Certification

I, **Milissa Loew**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Milissa Loew

State of **Tennessee**
County of **Davidson**

Personally, appeared before me, **Shelly M Walling,** a notary public for this county and state, **Milissa Loew,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Walling

My Commission Expires:

