Karen Johnson Davidson County
Batch# 489825 DEEDWARR
10/06/2020 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $765.90
20201006-0115470

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 10-2-23
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. ANITA LESTER

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0848

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Andrew C. Derouin and wife, Tracy H. Derouin	NEW OWNER	Map: 052130B11500
(NAME) 1779 Independence Way	(NAME)	
(ADDRESS) Valencia, PA 16059	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SEVEN THOUSAND AND NO/100 DOLLARS ($207,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KIMBERLY D. WHITE AND HUSBAND, JEFFERY V. WHITE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANDREW C. DEROUIN AND WIFE, TRACY H. DEROUIN,

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, Tennessee, being Unit No. 153, of the First Revision, Plan of River Glen, a Planned Unit Development, Phase IV, Section I, of record in Book 9700, page 283, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kimberly D. White, married, by deed from Staci L. Bishop (formerly known as Staci L. Johnsey) and husband, Michael Bishop, of record in Instrument No. 20070502-0052261, dated April 27, 2007, Register's Office for said County.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 283, said Register's Office; (3) HOA Charter of record in Book 8069, Page 158 and Instrument No. 20020425-0051348, Register's Office said County; (4) Deed for open space to HOA of record in Instrument No. 20041217-0050273, said Register's Office; (5) Flowage Easement of record in Book 2200, Page 19, said Register's Office; (6) Utility Easement of record in Book 396, Page 681, Register's Office said County; (7) Easement of record in Book 7296, Page 484, said Register's Office; (8) Roadway Easement of record in Book 186, Page 559, said Register's Office; (9) Easement for Water Main of record in Book 7061, Page 196, and Book 7061, Page 172, said Register's Office; (10) Deed of conveyance of record in Book 10800, Page 909, and Book 10800, Page 938, said Register's Office.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions and By-Laws of record in Book 7566, Page 571; Book 10630, Page 501; Book 6762, Page 208, amended in Instrument 20040915-0111299 and Instrument No. 20040915-0111301, and Book 7566, Page 606, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2340 Benay Rd., Nashville, TN 37214
(House No.) (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 our hands this 2nd day of October, 2020.

Kimberly D. White

Jeffery V. White

STATE OF Kentucky

COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimberly D. White ~~and Jeffery V. White~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 2nd day of October, 2020.

My Commission Expires: 12/08/2021

Notary Public

GARY SLONE
Notary Public
Commonwealth of Kentucky
Commission Number 591125
My Commission Expires Dec 8, 2021

Witness our hands this 2nd day of October, 2020.

Jeffery V. White

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffery V. White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 2nd day of October, 2020.

My Commission Expires: 5.2.22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 1/3/23
Notary' Seal (if on paper)

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY