Karen Johnson Davidson County
Batch# 493659 DEEDWARR
10/12/2020 08:20:11 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20201012-0117931

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Donte' Carter & Allison Carter
3105 Cooks Court
Hermitage, TN 37076

SEND TAX BILL TO:
F&M Bank
10 Cadillac Drive, Ste. Ste. 100
Brentwood, TN 37027

MAP/PARCEL 109-08-0A-036.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Blaine Whited and Barbara Whited, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Donte' Carter and Allison Carter, husband and wife, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Final Plat of Cook's Landing Subdivision, a Planned Unit Development of record in Plat at Instrument No. 20110510-0035834, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Blaine Whited and Barbara Whited, husband and wife by Warranty deed from BMCH Tennessee, LLC, a Delaware limited liability company of record in Instrument No. 20150302-0017873 Register's Office for Davidson County, Tennessee, dated February 27, 2015 and recorded on March 02, 2015.

This is improved property known as: **3105 Cooks Court, Hermitage, Tennessee 37076.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-38-CKOS-20-3115

Possession to be given 5th day of October, 2020.

WITNESS MY HAND on this the 5th day of October, 2020

Blaine Whited

Barbara Whited

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson (BW)

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Blaine Whited and Barbara Whited,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 5th day of October, 2020.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 05-05-23

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $400,000.00.

AFFIANT

Subscribed and sworn to before me this the 5th day of October, 2020.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 05-05-23

File No: 200753