Karen Johnson Davidson County
Batch# 522157 DEEDWARR
11/30/2020 01:02:13 PM 2 pgs
Fees: $13.00 Taxes: $2,220.00
20201130-0139006

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$600,000.00**

Affiant

Subscribed and sworn to before me, this the 20th day of November, 2020.

Notary Public

My commission expires: 5/3/21

(AFFIX SEAL)

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Michael C. West **Elizabeth D. West**	new owners	**Map 116-03-0 Parcel 070.00**
144 Kenner Avenue		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Frederick W. White and K. Leah London, husband and wife

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

Michael West and Elizabeth West, husband and wife

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 the South 1/2 of Lot No. 15 on the Map of Kenner Mannor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, Page 100, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 15 fronts 50 feet on the easterly side of Kenner Avenue and runs back between lines, 209 feet on the North line and 205.75 feet, more or less, on the South line, to a dead line on which it measures 50.08 feet, more or less.

This conveyance is made together with and subject to easements for driveway purposes of record in Book 4330, Page 378 and Book 9685, Page 519, said Register's Office.

Being the same property conveyed to Frederick W. White, an unmarried man ,as to an undivided 50% interest, and K. Leah London, an unmarried woman, as to an undivided 50% interest, as joint tenants with right of survivorship, by Deed dated October 25, 2019 from Jacob Geismar, a married man, of record in Instrument No. 20191028-0109931, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 421, Page 100, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Subject to Easement for driveway purposes of record in Book 4330, Page 378, and Book 9685, Page 519, Register's Office for Davidson County, Tennessee. (3) Taxes for the current year which were prorated and paid by the Grantor herein.

This is improved (__X__) Unimproved (____) property, known as **144 Kenner Avenue, Nashville, TN 37205**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-WS-20-144

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 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/our hand(s) this **20th** day of **November, 2020.**

Frederick W. White

Frederick W. White

K. Leah London

K. Leah London

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Frederick W. White and K. Leah London,** the within named sellers, 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 Nashville, Tennessee, this **20th** day of **November, 2020.**

Notary Public

JOHN T COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21