THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210132568** Karen Johnson Davidson County Batch# 575881 **DEEDWARR** 02/23/2021 02:07:48 PM 2 pgs Fees: $13.00 Taxes: $1,350.50 20210223-0022249	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $365,000.00. Affiant Subscribed and sworn to before me, this 12th day of February, 2021. Notary Public My Commission Expires:

CONNOR R. SESTAK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires March 6, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ruben A. Burke 718 Centerpoint Lane Nashville TN 37209	New Owner	Tax Parcel ID No. 091 15 0E 034.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Barbara White, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ruben A. Burke, an unmarried man**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit/Cottage No. 34 on the Plan of Richland Station, a Horizontal Property Regime with Private Elements, created under Title 66. Section 27-101. et seq., as amended, Tennessee Code Annotated, as established by the Declaration of Covenants, Conditions and Restrictions for Richland Station, of record in Instrument No. 20140213-0012916. Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set fort in said Declarations. Reference is hereby made to the plan of Richland Station, as shown on Exhibit "C" to the Declarations of record in Instrument No. 20140213-0012916, said Register's Office, for a more complete identification and description of said unit.

Being the same property conveyed to Barbara Pritchett, an unmarried woman by Warranty Deed from Michelle J. Zolezzi-Gordon, married of record in Instrument No. 20160928-0125059, in the Register's Office of Davidson County, Tennessee, dated September 28, 2016 and recorded on September 27, 2016. Barbara Pritchett is now married to Robert Ellis White, III, and is now known as Barbara White. Robert Ellis White, III joins in this conveyance for the purpose of conveying all right, Title, and interest he may have in and to the above described property as spouse of Barbara White.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company First Addition, as recorded in Plat Book 421, Page(s) 18.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Richland Station, A Resubdivision of Part of Blocks 3,4,5 & 6 of the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company First Addition, as recorded in Instrument No. 20140213-0012916.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140213-0012916.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20131122-0120386.

Easement for Storm Water, recorded in Book 1711, Page 486.

Easement for Unrecorded Sewer, recorded in Book 4418, Page 756 and Book 7791, Page 254.

Easement for Sanitary Sewer and/or Storm Drainage, recorded in Book 5756, Page 615.

This is improved property located at 718 Centerpoint Lane Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of February, 2021.

Barbara White

Robert Ellis White, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Barbara White and Robert Ellis White, III, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of February, 2021.

Notary Public
My Commission Expires: _____

CONNOR R. SESTAK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 6, 2024