WARRANTY DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

O-VRES-21-316

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 709901 **DEEDWARR**
09/03/2021 01:19:32 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20210903-0118959

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
James Stover and Erin Stover	**Wells Fargo Bank, NA**	
(NAME) 221 Lake Ridge Ct	(NAME) **8255 Firestone Blvd**	**147-01-0-252.00**
(ADDRESS) Franklin, TN, 37069	(ADDRESS) **Downey, CA 90242**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BETTE JEAN WHITE, AN UNMARRIED WOMAN** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES STOVER AND ERIN STOVER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land Situated in the County of Davidson in the State of Tennessee.

Being Lot No. 174 on the Plan of Caldwell Hall, Section 1, Revised, as of record in Book. 2900, pages 57, 58 and 59, said Register's Office.

Said Lot No. 174 fronts 75 feet on the Northerly side of Garrett Drive and runs back between parallel lines, 153.6 feet to a dead line.

Being the same property conveyed to Bette Jean White by Final Decree deed from Roscoe Lewis White of record in Book 7549, page 366, Register's Office for Davidson County, Tennessee, dated August 12, 1971 and recorded on May 20, 1988.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 57-59, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1788, Page 108, Book 2929, Page 117, as amended in Book 2997, Page 93, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- ROW of Garrett Drive.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **316 Garrett Dr, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of al 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 the 23 DAY OF AUGUST, 2021.

Bette Jean White by her attorney in fact, Anne B. Stevenson

Bette Jean White, by her attorney in fact, Anne B. Stevenson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNE B. STEVENSON , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BETTE JEAN WHITE, and who acknowledged he/she/they executed the same as the free act and deed of the said BETTE JEAN WHITE.

POA of record in Instrument No. 20210831-0117528

Witness my hand and official seal this the 23rd of August, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212