WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF October, 2021.

Notary Public

MY COMMISSION EXPIRES:

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

File #21-2310-Pilk

Karen Johnson Davidson County
Batch# 748919 DEEDWARR
11/03/2021 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20211103-0147153

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lance P. Bousley and Elizabeth A. Bousley	New owner	
(NAME)	(NAME)	**072-08-0-199.00**
39 East 17th Avenue		
(ADDRESS)	(ADDRESS)	
Spokane, WA 99203		
(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, **MICHAEL D. WHITE, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LANCE P. BOUSLEY AND ELIZABETH A. BOUSLEY, 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 in Davidson County, Tennessee, being Lot No. 265 on the Plan of Dalewood, Section IV, as of record in Book 1835, Page 21, Register's Office for said County, and described as follows:

Beginning at a point in the Westerly margin of Fernwood Drive at the comer of Lots Nos. 265 and 266; thence with the line between said lots, Southwesterly 173.9 feet to a point; thence Southeasterly 81.8 feet to the Northwesterly margin of Ravenwood Drive; thence with the margin of the Northeasterly 174.4 feet to the beginning of a curve; thence around said curve, Northerly 39.3 feet to the margin of Fernwood Drive; thence with the margin of same, Northwesterly 56.8 feet to the beginning.

Being the same property conveyed to Michael D. White, an unmarried man, and Timothy B. Bain, an unmarried man, Tenants in Common with the right of Survivorship by Warranty Deed from B & N Construction, LLC, a Tennessee limited liability company of record in Instrument No. 20160316-0025020 Register's Office for Davidson County, Tennessee, dated March 15, 2016 and recorded on March 16, 2016.

Being the same property conveyed to Michael D. White by Quitclaim deed from Timothy Bain of record in Instrument No. 20190821-0084036 Register's Office for Davidson County, Tennessee, dated August 16, 2019 and recorded on August 21, 2019.

This conveyance is subject to:
* Taxes for the year 2021 and subsequent years.
* Plan of record in Plat Book 1835, Page 21, Register's Office for Davidson County, Tennessee.
* Restrictions of record in Book 1229, Page 325, Book 1786, Page 80 and in Book 1855, Page 223, in the Register's Office for Davidson County, Tennessee.
* Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4144, Page 869, in the Register's Office for Davidson County, Tennessee.

* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2310 Fernwood Drive, Nashville, TN 37216**.

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 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 the 28th day of October, 2021.

Michael D. White

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of October, 2021, before me personally appeared Michael D. White, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of October, 2021.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/28/21.

Affiant Signature

10/29/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/29/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON