| WARRANTY DEED | STATE OF TENNESSEE<br>COUNTY OF Williamson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,000.00<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of June, 2011<br>Notary Public<br>MY COMMISSION EXPIRES: (AFFIX SEAL) 01/21/2013 |
|---|---|
| Return To:<br>Foundation Title & Escrow, LLC<br>30 Burton Hills Blvd, Suite 175<br>Nashville, TN 37215 | |

LAURA GERMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| William O White and Katie D White | First Tennessee Bank | 10405018200 |
| (NAME) | (NAME) | |
| 318 Harvard Avenue | 300 Court Avenue | |
| (ADDRESS) | (ADDRESS) | |
| Nashvile, TN 37205 | Memphis, TN, 38103 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **318 Harvard, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **William O. White and Katie D White**, 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 Lot Number 418 on the map of the Richland Realty Company's Subdivision "C", of record in Book 421, page 31, Register's Office for said County.

Said Lot Number 418 fronts 70 feet on the easterly side of Harvard Avenue and runs back 250 feet to an alley and shows 50 feet on said alley.

Being the same property conveyed to 318 Harvard, LLC by deed from BHS Group, LLC, dated July 16, 2009 of record in Instrument Number 20090818-0077702, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 318 Harvard Avenue, Nashvile, TN 37205

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 we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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.

BILL GARRETT, Davidson County
Trans:T20110040442 DEEDWARR
Recvd: 07/06/11 11:57 2 pgs
Fees:13.00 Taxes:1250.60
20110706-0051674

Witness our hands this 28th day of June, 2011

318 Harvard, LLC

By: _____
Wendy Stevens, Managing Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within name **Wendy Stevens,** with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Managing Member** of **318 Harvard, LLC,** a limited liability company, and the he is authorized by **318 Harvard, LLC,** to execute this instrument on its behalf.

Witness my hand and seal in Franklin, Tennessee, this 28th day of June, 2011.

Laura Herman
NOTARY PUBLIC

My commission expires 01/21/2013

LAURA GERMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN