BILL GARRETT, Davidson County
Trans: T20150062139 DEEDWARR
Recvd: 07/29/15 09:57 3 pgs
Fees: 18.00 Taxes: 146.15
20150729-0074555

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$39,500.00** (Thirty Nine Thousand Five Hundred).

AFFIANT

Subscribed to and sworn before me this 23rd day of July, 2015.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. (NOTARY SEAL)

My Commission Expires OCT. 18, 2016

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Poplar Street Properties, LLC 2402 Middle Street Nashville, TN 37208	Poplar Street Properties, LLC 412B 33rd Avenue North Nashville, TN 37209	08103014400

WARRANTY DEED

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, **THE ESTATE OF LEON WHITE**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **POPLAR STREET PROPERTIES, LLC**, HEREINAFTER CALLED THE **GRANTEE(S)**, 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 northerly 40 feet of Lot No. 27 in the subdivision of Lot No. 37 in Owen's Plan of Buena Vista, of record in Plan Book 1, Page 84, Chancery Court at Nashville, and Book 57, Page 26, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 27 fronts 40 feet on the easterly side of Middle Street and runs back between parallel lines 135 feet to an alley.

Being the same property conveyed to Leon White by deed from Nay H. Carr, unmarried, of record in Book 8302, Page 701, Register's Office for Davidson County, Tennessee. The said Leon White a/k/a Leone White having since died. Leon White having since died testate as evidence by Probate File No. 14P-1402, Probate Court Clerk's Office for Davidson County, Tennessee filed 08/21/2014.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **2402 MIDDLE STREET** **NASHVILLE, TN 37208**

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

LTSR Number: GTE File: 2015073928

WITNESS, this 23rd day of July, 2015

The Estate of Leon White

Leon White

By: Leon White, Jr., Personal Representative

STATE OF CALIFORNIA)
COUNTY OF _____)

On this 23rd day of July, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Leon White, Jr.,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged himself as Personal Representative of The Estate of Leon White, and in his capacity as such Personal Representative, acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 23rd day of July, 2015.

See attached BC

Notary Public

Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Riverside)

On July 24, 2015 before me, Brenda Cardenas, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Leon White
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Brenda C
Signature of Notary Public

BRENDA CARDENAS
Commission # 1964492
Notary Public - California
Riverside County
My Comm. Expires Dec 22, 2015

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed Document Date: July 24, 2015
Number of Pages: One Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: Leon White	Signer's Name: None
☐ Corporate Officer — Title(s):	☐ ~~Corporate~~ Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ ~~Individual~~ ☐ Attorney in Fact	☐ Individual ☐ ~~Attorney~~ in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ ~~Guardian or Conservator~~
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:

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