WARRANTY DEED

File #15557.1

BILL GARRETT, Davidson County
Trans:T20150101564 DEEDWARR
Recvd: 12/01/15 12:08 2 pgs
Fees:13.00 Taxes:1479.63
20151201-0121043

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 12-18-19

(AFFIX SEAL)

JOSHUA L. HUNTER NOTARY PUBLIC STATE OF TENNESSEE WHITE COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristopher Whipple	Same as New Owner	083-08B-002.00CO
(NAME)	(NAME)	
916 A Potter Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Tennessee Regional Holding, LLC,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kristopher Whipple and Elizabeth Whipple, HUSBAND AND WIFE, and Otto Agricola, III, A MARRIED MAN** HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit A of 916 Potter Lane, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 916 Potter Lane, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141212-0114040, as amended in Instrument No. 20150312-0021223, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Tennessee Regional Holding, LLC, a Tennessee limited liability company by Quitclaim Deed from Wade Barnes, a married man, of record in Instrument No. 20150312-0021296, Register's Office for Davidson County, Tennessee, dated March 9, 2015 and recorded on March 12, 2015.

Being also known as 916-A Potter Lane Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 916 A Potter Lane, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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.

Witness my hand this 24th day of November, 2015.

Tennessee Regional Holding, LLC

BY: Wade Barnes

Wade Barnes, Member

STATE OF Tennessee

COUNTY OF DAVIDSON

On this the 24th day of November, 2015, before me, appeared Wade Barnes, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he/she is the Member of Tennessee Regional Holding, LLC, a Tennessee limited liability company and that said instrument was signed in behalf of said Tennessee Regional Holding, LLC, and said officer acknowledged said instrument to be the free act of deed of said Tennessee Regional Holding, LLC.

WITNESS my hand and seal, this the 24th day of November, 2015.

Notary Public: _____

My commission expires: 12-18-19

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

(SEAL)

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206