WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M165245

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M165265

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $145,000.00

Affiant

Subscribed and sworn to before me this the 30th day of September, 2016.

Notary Public
My Commission Expires: 3/3/2020

BILL GARRETT, Davidson County
Trans: T20160089664 DEEDWARR
Recvd: 10/11/16 14:36 2 pgs
Fees: 13.00 Taxes: 536.50
20161011-0107559

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
White Goat Holdings, LLC 4708 Benton Smith Rd Nashville TN 37215	New Owner	70-13-57.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Kendrick O. Allen, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **White Goat Holdings, LLC, a Tennessee limited liability company**, 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 the north one-half of Lot No. 6 and the south one quarter of Lot No. 5 of Block No. 1 on the Map of G. T. Sheegog's Subdivision at Bordeaux, as of record in Book 421, page 191, Register's Office for said County.

Said North one-half of Lot No. 6 fronts 50 feet on the westerly side of South Hamilton Road, and runs back between lines as measures from the center line of said road 289 1/2 feet, more or less, on the southerly line and 286 feet, more or less on the northerly line to a dead line on which it measures 50 feet.

Said South one-quarter of Lot No. 5 fronts 25 feet on the westerly side of South Hamilton Road and runs back between parallel lines with the north line of Lot No. 6 to a dead line.

Being the same property conveyed to Kendrick O. Allen, unmarried by Warranty Deed from Ronald S. Pardue and Nancy Sue Pardue, dated August 15, 1996, recorded August 19, 1996, of record in Book 10160, page 534, Register's Office for Davidson County, Tennessee.

**NOTE: With this conveyance, legal description is being corrected due to Scrivener's Error in prior Warranty Deed.

This is ☒ Improved OR ☐ Unimproved property located at: 1913 S. Hamilton Road, Nashville, TN 37218

This conveyance is made subject to 1) Property taxes for the year 2016 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of September, 2016.

Kendrick O. Allen

Kendrick O. Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Kendrick O. Allen unmarried**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of September, 2016.

SONDRA REECE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Sondra Reece

Notary Public
My Commission expires: 3/5/2020