THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans: T20170020382 DEEDWARR
Recvd: 03/09/17 10:59 2 pgs
Fees: 13.00 Taxes: 592.00
20170309-0023401

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **160,000.00.**

Sandra Starling Guy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF March, 2017

Notary Public

MY COMMISSION EXPIRES: March 3, 2020
(AFFIX SEAL)

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra Starling Guy	Regions Bank d/b/a Regions Mortgage	MAP
1913 S. Hamilton Road	2050 Parkway Office Circle	PARCEL 070-13-0-057.00
Nashville, TN 37218	Birmingham, AL 35244	
(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, **White Goat Holdings, LLC, a Tennessee Limited Liability**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sandra Starling Guy, a married woman**

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 White Goat Holdings, LLC, a Tennessee limited liability company by Warranty deed from Kendrick O. Allen, unmarried of record in Instrument No. 20161011-0107559 Register's Office for Davidson County, Tennessee, dated September 30, 2016 and recorded on October 11, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1913 S. Hamilton Road, Nashville, TN 37218.**

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 the 8th day of March, 2017.

White Goat Holdings, LLC, a Tennessee Limited Liability

BY: _____

ITS: MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Ryan Stringfellow, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Member** of the maker, **White Goat Holdings, LLC, a Tennessee Limited Liability**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 8th day of March, 2017.

My Commission expires March 5, 2020

_____
Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE