WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170048252 DEEDWARR
Recvd: 06/06/17 15:43 2 pgs
Fees: 13.00 Taxes: 795.50

20170606-0056722

File No.: AGL-17-6324-CLOS

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2020

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
White Goat Holdings, LLC	NEW OWNER	091-13-0-055.00
(NAME)	(NAME)	
4708 BENTON SMITH ROAD		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **RICKY D. ADAMS AND WIFE, CATHY J. ADAMS**, herein after called the Grantor(s), 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 Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 17, Block "H" on the Map of Crolywood Subdivision, Section 2, as of record in Book 1130, Page 100, Register's Office for said County.

Said Lot No. 17 fronts 60 feet on the Northerly side of Patton Avenue and extends back 190.2 feet on the Easterly line and 195.5 feet on the Westerly line, to a dead line in the rear, measuring 61 feet thereon.

Being the same property conveyed to Ricky D. Adams and wife, Cathy J. Adams by Warranty Deed from David E. Foust, unmarried, recorded on the 7th day of April, 1983 in Deed Book 6033, Page 753, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6324 Patton Avenue, Nashville, TN 37209
(House Number) (Street) (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 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. 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/our hand(s) this 6th day of June, 2017.

Ricky D. Adams

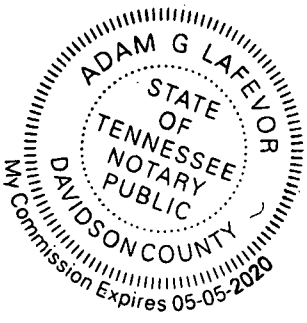
Cathy J. Adams

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ricky D. Adams and wife, Cathy J. Adams, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of June, 2017.

Notary Public
My Commission Expires: 5/5/20



RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171