BILL GARRETT, Davidson County
Trans:T20170052015 DEEDWARR
Recvd: 06/19/17 10:44 2 pgs
Fees:13.00 Taxes:1720.13
20170619-0061130

Warranty Deed

KAYLA TABOR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $464,900.00. Affiant Subscribed and sworn to before me, this the 16th day of June, 2017. Notary Public My commission expires: 4/22/2020

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Matthew Butlin	New Owner	
5200A Illinois Avenue		091-11-0-447.00
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **WHITE PEACH DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW BUTLIN AND DIANA D'AOUST, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 1101 of Block No. 164, on the Plan of Plan No. 1, West Nashville of record in Plat Book 57, Page (s) 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Kenneth Saunders and wife, Charlotte Saunders by Warranty deed from Gloria Cleghorne, Beverly A. Steele and Kevin Cleghorne of record in Book 8998, page 382, Register's Office for Davidson County, Tennessee, dated June 29, 1993 and recorded on June 30, 1993.

Being a portion of the same property conveyed to White Peach Development, LLC, a Tennessee Limited Liability Company by Warranty deed from Charlotte Saunders, unmarried of record in Instrument No. 20161208-0129221 Register's Office for Davidson County, Tennessee, dated December 07, 2016 and recorded on December 19, 2016.

Being the same property conveyed to White Peach Development, LLC, a Tennessee Limited Liability Company by Quitclaim deed from White Peach Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20161219-0132541 Register's Office for Davidson County, Tennessee, dated December 07, 2016 and recorded on December 19, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 5200A Illinois Avenue, Nashville, TN 37209.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of June, 2017.

White Peach Development, LLC

Daniel B. DePriest, Assistant Treasurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel B. DePriest, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Assistant Treasurer of White Peach Development, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 16th day of June, 2017.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

Notary Public