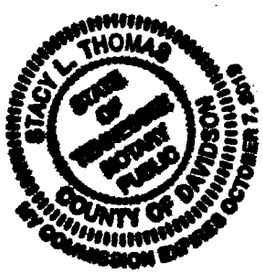
Davidson County DEEDWARR Recvd: 06/30/17 11:33 3 pgs Fees:18.00 Taxes:1701.63 **20170630-0066041**

33681

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $459,900.00 Affiant Subscribed and sworn to before me, this the 23rd day of June, 2017. Notary Public My commission expires:

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:
Shelley T. Grayson	Landmark Community Bank.	
5200B Illinois Ave.	1015 N. Poplar	091-11-0-448.00
Nashville, TN 37209	Collierville, TN 38017	

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 **SHELLEY T. GRAYSON, UNMARRIED,** 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. 1103, Block 164 on the Plan of No. 1 Plan of 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.

Said Lots Nos. 1101 and 1103 of Block No. 164 front together 60 feet on the Northerly side of Illinois Avenue and run back between parallel lines, with the Westerly of 52nd Avenue, North, formerly 11th street, 150 feet to an alley.

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 08, 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. 20161219-0132542 Register's Office for Davidson County, Tennessee, dated December 07, 2016 and recorded on December 19, 2016. Corrected by Scrivener's Affidavit recorded as Instrument No. 20170626-0064197, Register's Office for Davidson Co.,TN 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 5200B Illinois Ave., 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 23rd day of June, 2017.

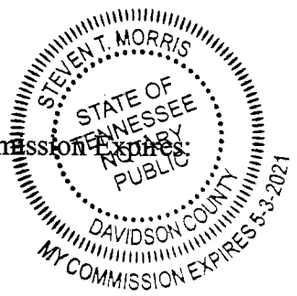
White Peach Development, LLC

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 23rd day of June, 2017.



Notary Public

My Commission Expires:

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

