WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170057583 DEEDWARR
Recvd: 07/06/17 10:37 2 pgs
Fees: 13.00 Taxes: 4662.00
20170706-0067852

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JUNE, 2017.

Dana Delworth, notary public

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

L-VP-17-5101-H

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
VP Holdings LLC	new owner	
(NAME)	(NAME)	**91-7-228.00**
2206 21st Avenue South, Suite 200		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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 consideration, the receipt of which is hereby acknowledged, **CANNONBALL WHITE FKA DONNIE W. WHITE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VP HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract I:

Land in Davidson County, Tennessee, being Lots 1002 and 1004 of Block 171, Plan No. 1 of West Nashville, of record in Plat Book 57, Pages 74 and 75, said Register's Office, to which reference is hereby made for a more complete description of said lots.

ADDITIONAL CONVEYANCE OF EASEMENT:
There is further conveyed herewith a utility easement for the construction and maintaining of a sewer line on the realty described below, to wit: the sewer line being on the rear of the said tract and running from the above described dominant tract five (5) feet in width running in a westerly direction approximately thirty (30) feet and making a ninety (90) degree turn to the public sewer in the alley; the water line being on the front of the below described tract and running from the above described dominant tract five (5) feet in width and running in a northerly direction approximately five (5) feet and making a ninety (90) degree turn across the subservient or below described tract approximately five (5) feet in a westerly direction to the public water tap on the below described realty.

This grant is to be a Perpetual Easement to construct and maintain a water and sewer utility line and said right is to run with the land and is made in compliance with a diagram prepared by Metal Building Products, Inc., dated October 11, 1990 and incorporated into the original Easement Deed of record as noted below, and serves the real estate described above.

Said Perpetual Easement is on or across and more particularly described as follows:
Land in Davidson County, Tennessee, being Lots 1006 and 1008 of Block 171, Plan No. 1 of West Nashville, of record in Plat Book 57, Pages 74 and 75, said Register's Office, and described as follows:

Said Lots front together 50 feet on the southerly margin of Kentucky Avenue and along an alley in the rear 50 feet, and extend back 150 feet on the westerly line and 150 feet on the easterly line and contiguous with the westerly margin of Lots 1002 and 1004 of Plan No. 1 of West Nashville, of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lots.

Being the same property conveyed to Phyllis Frazier by Easement Deed from Capitol City Baptist Temple, recorded January 3, 1991 in Book 8268, Page 327, Register's Office for Davidson County, Tennessee.

Tract II:

Land in Davidson County, Tennessee, being Lots 1006 and 1008 of Block 171, Plan No. 1 of West Nashville, of record in Plat Book 57, Pages 74 and 75, said Register's Office, to which reference is hereby made for a more complete description of said lots.

Being the same property conveyed to Donnie W. White, unmarried, by Quitclaim Deed from Phyllis Frazier, unmarried, recorded May 10, 1993 in Book 8943, Page 56 and further being the same property conveyed to Phyllis Frazier by General Warranty Deed from Capitol City Baptist Temple, recorded July 19, 1990 in Book 8156, Page 530, Register's Office for Davidson County, Tennessee. (As to Tract I) and being the same property conveyed to Donnie W. White, unmarried, by Quitclaim Deed from Daniel M. Tidwell, married, recorded April 20, 1995 in Book 9650, Page 119 and further being part of the same property conveyed to Daniel M. Tidwell by Special Warranty Deed from Resolution Trust Corporation, as Receiver for Investors Savings Bank, F.S.B., recorded December 6, 1994 in Book 9539, Page 750, Register's Office for Davidson County, Tennessee. (as to Tract II). Donnie W. White is now known as Cannonball White.

This conveyance is subject to:
- All matters shown on the Plan of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions recorded in Book 7941, Page 135, Register's Office for Davidson County, Tennessee..
- Easement Deed of record in Book 8268, Page 327, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5101 Kentucky Avenue, Nashville, Tennessee 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), 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 the 22nd DAY OF JUNE, 2017.

Cannonball White

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CANNONBALL WHITE, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of June, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212