WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170061801 DEEDWARR
Recvd: 07/19/17 14:23 2 pgs
Fees:13.00 Taxes:1664.63
20170719-0072846



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17 DAY OF July, 2017.

Notary Public

MY COMMISSION EXPIRES: 10/14/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
5307 Pennsylvania, LLC	New Owner	
(NAME) 11 Music Circle S	(NAME)	091-07-0-458.00
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(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, WE, **5301 PENNSYLVANIA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE "GRANTORS", HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **5307 PENNSYLVANIA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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 Lot No. 1208, Block 34, as shown on the map entitled Plan No. 2 of West Nashville, of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to 5301 PENNSYLVANIA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from NEW LIFE APOSTOLIC ASSEMBLY, of record in Instrument No. 20160518-0049629, dated May 16, 2016, said Register's Office. For further reference see Quitclaim Deed of record in Instrument No. 20160518-0049631, dated May 16, 2016, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 5307 Pennsylvania Ave., Nashville, TN 37209
(House Number) (Street) (P.O. Address) (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 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 17 day of July, 2017

5301 PENNSYLVANIA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: WHITE PINES BUILDING GROUP, LLC, MANAGER

BY: _____

TYLER PENNINGTON, MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Tyler Pennington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Manager of White Pines Building Group, LLC, Manager of 5301 Pennsylvania, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Manager of White Pines Building Group, LLC, Manager of 5301 Pennsylvania, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Manager of White Pines Building Group, LLC, Manager of 5301 Pennsylvania, LLC.

Witness my hand and official seal at Nashville, Tennessee this 17 day of July, 2017.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires November 5, 2019

_____
Notary Public