# WARRANTY DEED

Bill Garrett Davidson County
Batch# 28191 **DEEDWARR**
11/20/2017 01:12:13 PM 2 pgs
Fees: $13.00 Taxes: $1,553.63

20171120-0118937

G-VRES-17-4524

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

**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) |
|---|---|---|
| **Thomas Kyle and Rachel Kyle** | **Mortgage Investors Group** | |
| (NAME) | (NAME) | **091-08-0S-001.00-CO** |
| **4524 Michigan Avenue** | **8320 East Walker Springs Lane** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209** | **Knoxville, TN 37923** | |
| (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, **WHITE PEACH DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS KYLE AND RACHEL KYLE, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Unit A, 4524 Michigan Avenue Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 4524 Michigan Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170306-0022119, 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 White Peach Development, LLC, a Tennessee limited liability company by Warranty deed from Alan D. Oakley, a single man of record in Instrument No. 20170227-0018989 Register's Office for Davidson County, Tennessee, dated February 22, 2017 and recorded on February 27, 2017.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable..
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20170306-0022119, Register's Office for Davidson County, Tennessee.
- Charter for 4524 Michigan Avenue Townhomes of record in Instrument Number 20170315-0025166, in the 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: **4524 Michigan 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 15th DAY OF NOVEMBER, 2017.

White Peach Development, LLC

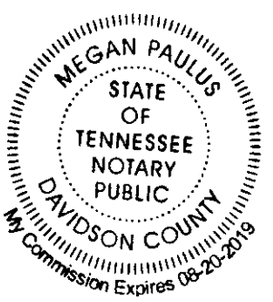
BY:_____
Linda Foss
Chairman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA FOSS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the CHAIRMAN of WHITE PEACH DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such CHAIRMAN executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th of November, 2017.

_____
Notary Public
My Commission Expires: 8/20/19
(SEAL)




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